



VINCENT JAMES  
ESTATE AGENTS

29 ABBOTS WAY, HARTFORD,  
NORTHWICH, CW8 1NN

£389,950



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this lovingly kept DETACHED HOME, tucked away in a quiet cul-de-sac in the popular area of HARTFORD. The property briefly comprises Entrance Hallway, Dining Room, Lounge, Kitchen, Study, WC and Bedroom Three to the ground floor. To the first floor is the Master Bedroom, Bedroom Two and Family Bathroom. Externally there is a LARGE DRIVEWAY, comfortably providing space for four to five cars. There is also a GARAGE and gardens to the FRONT & REAR elevations. VIEWING A MUST!

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### Entrance Hallway



Accessed via front entrance door. Staircase leading to first floors with understairs storage cupboard. Access to Dining Room, WC, Study and Bedroom Three. Radiator.

### Study

8 x 7'4



Double glazed window to the rear elevation. Radiator.

### Bedroom Three

10'8 x 7'3



Double glazed window to the rear elevation. Radiator.

### WC



Double glazed frosted window to the side elevation. Low level WC, Hand Wash Basin with Splashback. Radiator.

### Dining Room

10'6 x 8'1



Double glazed window to the side elevation. Radiator. Access to kitchen. Opens to Lounge.

### Kitchen

11'3 x 7'9



Fitted with a range of wall, drawer and base units with worksurfaces above. Brick effect walling, with a double

glazed window to the side elevation. Double glazed french door to the side elevation providing access to the rear garden. Radiator. Space for Washing Machine. Cupboard Housing Boiler.

Integral appliances include: Fridge Freezer, Dishwasher and Oven with induction hob and extractor above.

## Lounge

19'4 x 9'8



Two double glazed window to the front elevation. Feature fireplace. Two radiators. Opens to Dining Room.

## Landing



Radiator. Two storage cupboards. Access to Master Bedroom, Bedroom Two and Family Bathroom.

## Master Bedroom

11'5 x 11



Double glazed window to the rear. Radiator. Built in wardrobes and storage.

## Bedroom Two

11'5 x 10



Double glazed window to the front elevation. Radiator. Storage Cupboard. Built in wardrobes. Loft access.

## Family Bathroom



Inset spotlights. Bathtub with shower attachment overhead. Low level WC. Hand Wash Basin with vanity unit. Fully tiled walls. Velux window to the side elevation. Radiator.

## Garage

Power and light. Up and over door. Space for various utilities. Double glazed door to the rear elevation. Double glazed window to the rear.

## Externally - Front



Generous driveway providing space for four to five cars. Access to garage. Lawned garden. Gated side access.

## Externally - Rear



Lawned garden with fencing and paved patio seating area. Planting beds surrounding with shed and gated side access.

## Extra Information

Tenure: Freehold

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: E

## Surrounding Area

Hartford has consistently remained one of the most popular areas in Northwich, as locals can benefit from excellent educational options including various Primary Schools, St Nicholas Catholic Secondary School and as well, the esteemed independent school, The Grange. Hartford offers a variety of dining and social venues, along with scenic walking trails, making it an ideal location for families seeking both quality education and recreational opportunities.

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TEL: 01606 663939



Total area: approx. 117.0 sq. metres (1259.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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