



VINCENT JAMES
ESTATE AGENTS

1 DUNHAM COURT,
HARTFORD, CW8 2EX

£340,000



Vincent James Estate Agents are delighted to market this stunning Three Bedroom Detached Home, nestled into a desirable pocket of Hartford. The property briefly comprises; Entrance Hallway, Lounge Diner, Upper Hallway, Kitchen, Three Bedrooms, Bathroom and an En-Suite. Externally, there is a Double Garage, and a Driveway providing off-road parking. Call us now to book your viewing!

WWW.VINCENTJAMESSTATEAGENTS.CO.UK

Entrance Hallway

Accessed via the front entrance door, providing access to the Double Garage and the staircase leading to the first floor. Radiator.

Landing

Providing access to all rooms. Loft access overhead.. Storage cupboard housing boiler. Radiator.

Lounge Diner

18'5 x 18'1



Bright and inviting living space, with multiple Velux skylights overhead. Large, feature glazed window to the front aspect of the home, with additional glazing to the side elevation. There is a privacy film across the glazing ensuring comfortable and protected living. A Feature fireplace and a Radiator allow for warmth year round.

Kitchen

15'2 x 5'9



Fitted with a range of bespoke wall, drawer and base units with worksurfaces above. Inset NEFF appliances including an Oven, five ring hob with an extractor above. Integral Fridge Freezer. Inset sink with mixer tap and drainer. Inset Washing Machine & Dishwasher. Part tiled walling, with Velux windows accompanying. Inset spotlights.

Master Bedroom

12'4 x 10'4



Providing a comfortable space to unwind, and its own en-suite. There is a double glazed feature window to the side aspect of the home, allowing for natural light to fill the room effortlessly. Fitted wardrobes. Inset spotlights overhead. Radiator.

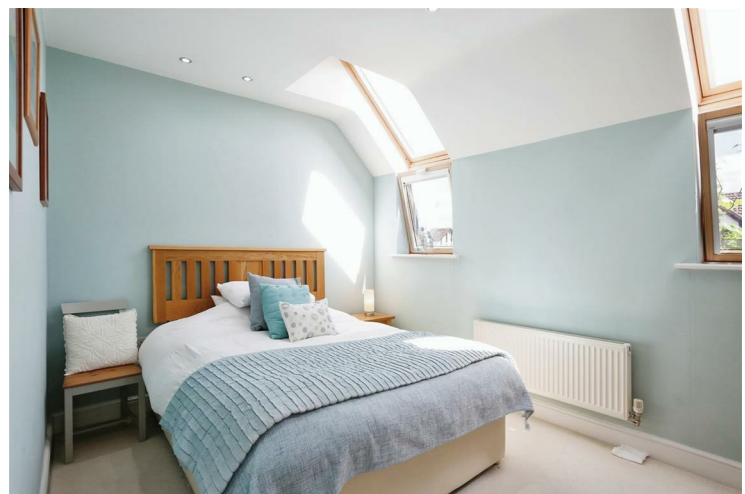
En-Suite



Three piece suite comprising of:- Panelled Corner Bathtub with Overhead Shower Attachment, Low Level WC & a Hand Wash Basin. Velux window overhead. Part tiled walling with tiled flooring underfoot. Radiator. Inset Spotlights.

Bedroom Two

14 x 8'7



Four Velux windows allow for a bright and inviting space. Inset spotlights overhead. Radiator.

Bedroom Three/Study

11'1 x 8'7



Multi-purpose room, currently used as a study. Recessed shelving units. Velux windows to the side elevation. Inset spotlights overhead. Radiator.

Bathroom



Three piece suite comprising of:- Panelled Bathtub with Overhead Shower Attachment, Low Level WC and a Hand Wash Basin. Part tiled walling with full tiling underfoot. Velux window overhead. Inset spotlights.

Double Garage

Two up & over doors to the front elevation. Access door to the Entrance Hallway. Power & light.

Externally



Externally, there is a private paved seating area, and a Driveway allowing for off road parking. There is also a lawned garden, with mature shrubbery surrounding.

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.

Extra Information

Tenure: Leasehold

Service Charge: N/A

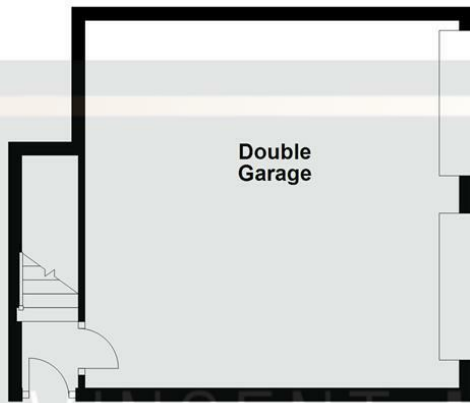
Service Charge Review Period: N/A

Council Tax Band: E

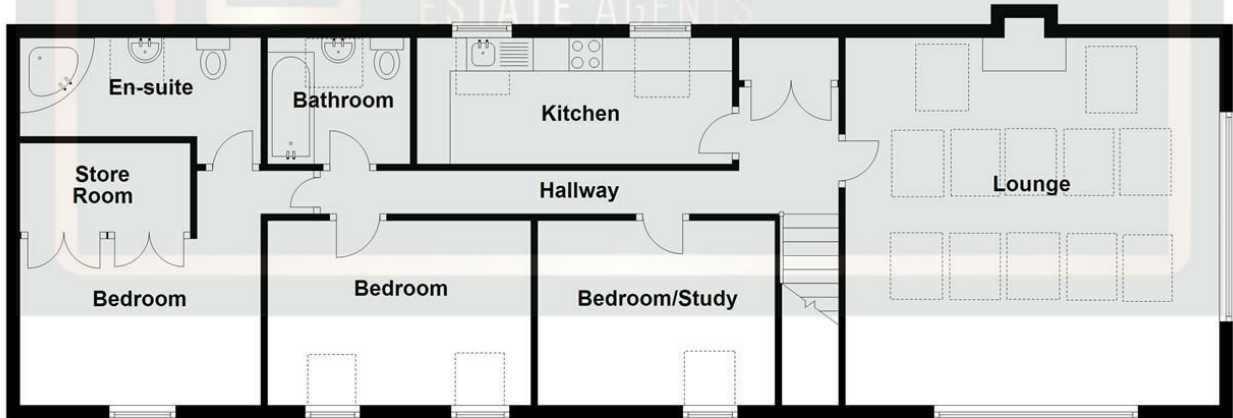
Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Basement
Approx. 34.3 sq. metres (369.6 sq. feet)



Ground Floor
Approx. 99.4 sq. metres (1070.4 sq. feet)



Total area: approx. 133.8 sq. metres (1440.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		70	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK