



12 PARKS CLOSE, HARTFORD, NORTHWICH, CW8 1RZ

£250,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented MID MEWS property located in HARTFORD. The accommodation includes: Hallway, Kitchen and Lounge to the ground floor and THREE BEDROOMS and BATHROOM to the first floor. Externally there is an enclosed garden to the rear elevation and off road parking for two cars to the front elevation. Call us now to book your viewing!

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Hallway

Accessed via front entrance door. Oak Effect Flooring. Under Stairs storage. Doors to WC & Lounge. Radiator. Opening to Kitchen.



Lounge Diner

12'9" x 12'5"

Double glazed French doors to the rear elevation. Radiator.



Landing

Doors to bedrooms and bathroom.

Master Bedroom

12'9" x 10'2"

Double glazed window to the front elevation. Radiator.



WC

Low level WC & wash hand basin. Radiator.



Bedroom Two

Double glazed window to the rear elevation. Radiator.



Kitchen

8'11" x 5'10"

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset oven, Hob, Microwave, Dishwasher & Fridge Freezer. Space for Washing Machine. Inset sink with mixer tap.



Bedroom Three

9'2" x 7'2"

Double glazed window to the rear elevation. Radiator.





Externally - Rear

Paved patio leading to lawned garden. Garden shed. Gated access.



Bathroom

Low level WC, wash hand basin and panelled bath. Part tiled walls. Heated towel rail.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: TBC

Service Charge Review Period: TBC

Council Tax Band: D

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.

Externally - Front

Two parking spaces.



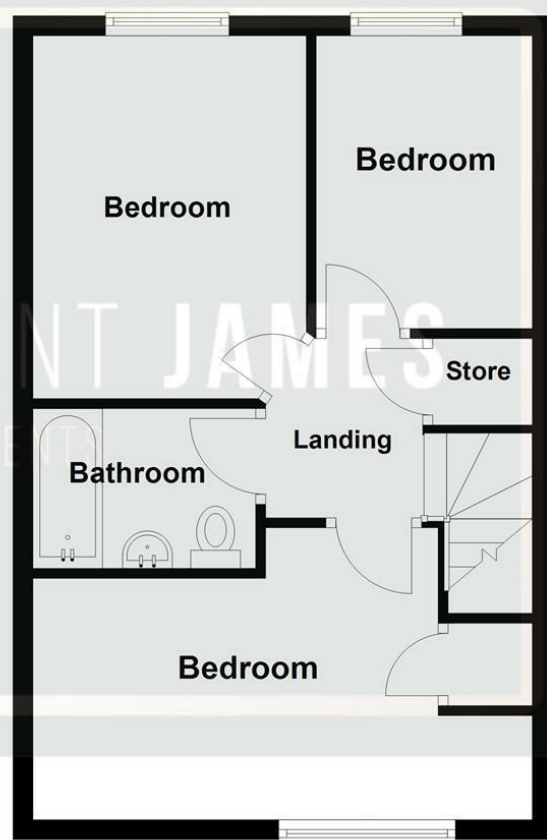
Ground Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 69.7 sq. metres (750.5 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		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	

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