



1A THE GREEN, HARTFORD, NORTHWICH, CW8 1QA

£340,000



Vincent James Estate Agents are thrilled to bring to market this fantastic semi-detached home in the ever-popular village of Hartford!

Step inside and discover a bright and spacious layout, featuring a welcoming hallway, stylish lounge, modern kitchen diner, and a super-handy utility room on the ground floor. Upstairs, you'll find three great-sized bedrooms and a sleek family bathroom—perfect for growing families or first-time buyers.

Outside, enjoy lovely gardens to the front and rear, plus the added bonus of a detached garage. This freehold home won't be around for long—book your viewing today!

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Entrance Hallway

Accessed via front entrance door. Laminate flooring. Stairs to first floor. Doors to Lounge & Kitchen Diner.



Lounge

Double glazed window to the front elevation. Laminate flooring. Feature fireplace with inset log burner.



Kitchen Diner

Fitted with a range of wall, drawer and base units with Quartz Worksurfaces above. Inset sink. Inset High Level Oven. Inset Hob with extractor fan above. Built in Fridge Freezer. Laminate Flooring. Column Style Radiator. Double glazed window to the rear elevation. Double glazed French Doors to the rear elevation. Inset spotlights. Door to Utility Room.



Utility Room

Cupboard housing Washing Machine & Tumble Dryer. Integrated Dishwasher. Double glazed access door to the front elevation. Double glazed access door to the rear elevation. Door to WC.



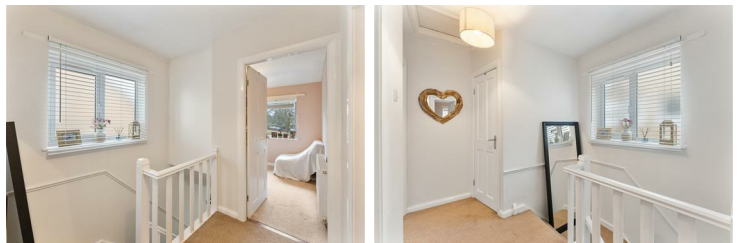
WC

Low level WC and wash hand basin. Column Style Radiator.



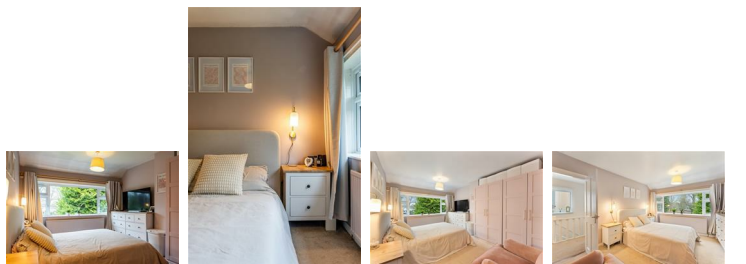
Landing

Double glazed window to the side elevation. Loft access. Doors to bedrooms and bathroom.



Master Bedroom

Double glazed window to the front elevation. Radiator.



Bedroom Two

Double glazed window to the rear elevation. Radiator.



Bedroom Three

Double glazed window to the front elevation. Radiator.



Bathroom

Low level WC, wash hand basin, panelled bath and shower cubicle. Part tiled walls. Cupboard housing boiler. Two double glazed windows to the side elevation.



Externally - Front

Lawned garden with pathway leading to the front entrance door.



Externally - Rear

Enclosed rear garden with Indian Stoned paved patio & lawned garden. Mature Planting.



Garage

Up and over door to the front elevation. Power & Light.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: C

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.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



1a The Green, Hartford

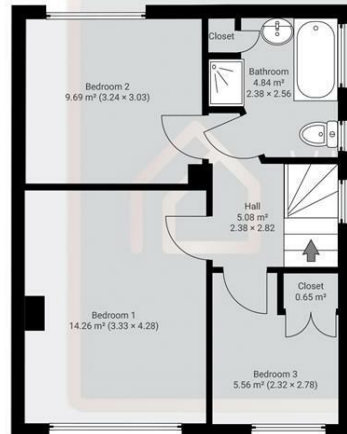
DETAILS

Total area: 105.87 m²
Living area: 87.98 m²
Floors: 2
Rooms: 14

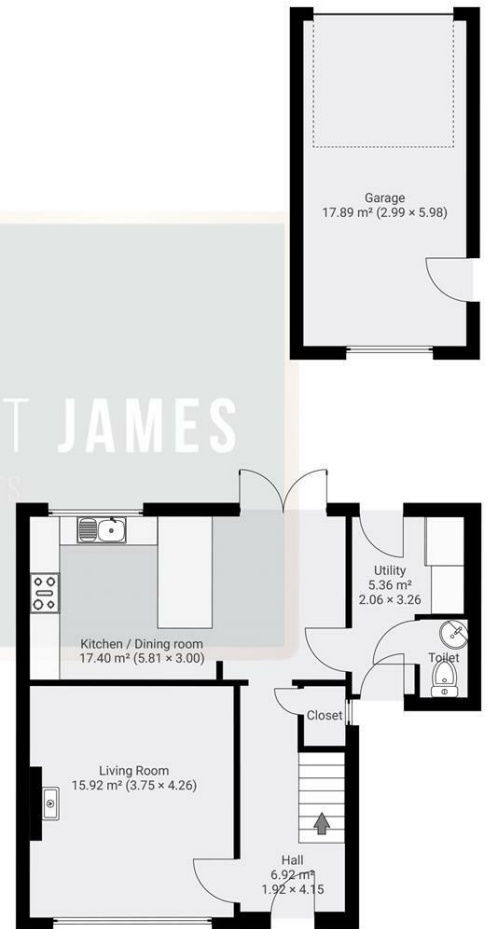
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▼ **1st Floor** TOTAL AREA: 40.34 m² • LIVING AREA: 40.34 m² • ROOMS: 7



▼ **Ground Floor** TOTAL AREA: 65.53 m² • LIVING AREA: 47.64 m² • ROOMS: 7



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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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