



VINCENT JAMES
ESTATE AGENTS

14 HILDITCH AVENUE, HARTFORD,
NORTHWICH, CW8 1SN

£270,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented END MEWS property located in HARTFORD. The accommodation includes: Hallway, WC, Kitchen Diner 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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Entrance Hallway

Accessed via front entrance door. Doors to Kitchen, WC & Lounge. Cupboard housing Washing Machine. Stairs to first floor. Radiator.



Landing

Doors to bedrooms and bathroom. Radiator. Storage Cupboard.



WC

Low level WC and wash hand basin. Double glazed window to the front elevation.



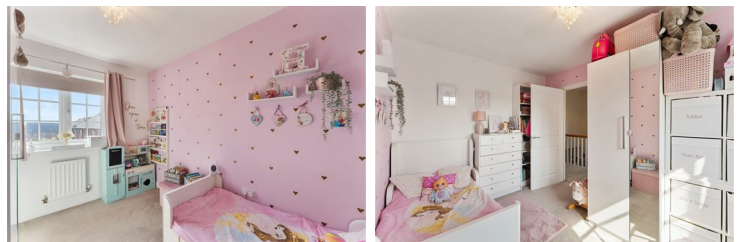
Master Bedroom

Double glazed window to the rear elevation. Radiator. Built in wardrobes



Bedroom Two

Double glazed window to the front elevation. Radiator.



Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Space for Dishwasher and Fridge Freezer. Inset oven, hob and extractor fan. Double glazed window to the front elevation. Radiator.



Lounge

Double glazed French doors the rear elevation. Radiator.



Bedroom Three

Double glazed window to the rear elevation. Radiator.



Annual Ground Rent: N/A
Service Charge: N/A
Service Charge Review Period: Per annum
Council Tax Band: B

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.

Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Double glazed window to the front elevation. Radiator.



Externally - Front

Off road parking for two cars.



Externally - Rear

Enclosed garden with paved patio leading to lawned garden. Access gate.



Extra Information

Tenure: Freehold

Length of lease: N/A



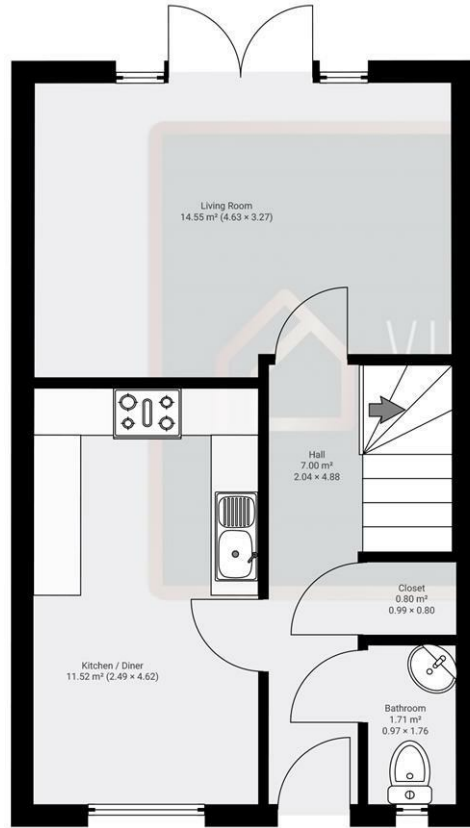
14 Hilditch Ave, Hartford

DETAILS
 Total area: 70.76 m²
 Living area: 70.76 m²
 Floors: 2
 Rooms: 12

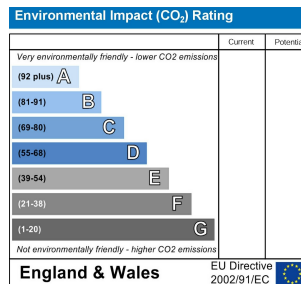
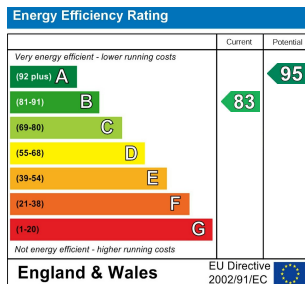
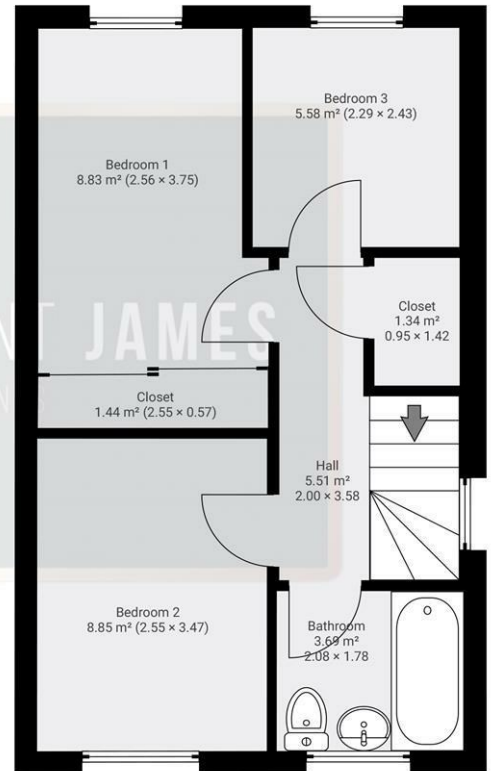
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▼ **Ground Floor** TOTAL AREA: 35.56 m² • LIVING AREA: 35.56 m² • ROOMS: 5



▼ **1st Floor** TOTAL AREA: 35.21 m² • LIVING AREA: 35.21 m² • ROOMS: 7



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.

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