



VINCENT JAMES
ESTATE AGENTS

8 CHANDLER AVENUE, HARTFORD, NORTHWICH, CW8 1TQ

£120,000



Nestled in the charming area of Hartford, Northwich, this delightful end mews house on Chandler Avenue offers a wonderful opportunity for those seeking a modern and well-presented home. Available under a 50% shared ownership scheme, with the opportunity to staircase to 100% ownership. This property is perfect for first-time buyers or those looking to downsize.

Upon entering, you are welcomed by a spacious hallway that leads to a well-appointed kitchen and a comfortable lounge, ideal for both relaxation and entertaining. The ground floor layout is designed for ease of living, providing a seamless flow between spaces. Ascending to the first floor, you will find two generously sized bedrooms, perfect for accommodating family or guests, along with a contemporary bathroom that meets all your needs.

Externally, the property boasts an private front garden and an additional enclosed garden at the rear, offering a private outdoor space for leisure and enjoyment. Additionally, there is off-road parking available for two vehicles at the front, ensuring convenience for you and your visitors.

This superbly presented home is not only a fantastic living space but also benefits from its prime location in Hartford, which is known for its friendly community and local amenities. With easy access to transport links and nearby attractions, this property is a must-see.

Do not miss out on this exceptional opportunity. Contact Vincent James Estate Agents today to arrange your viewing and take the first step towards making this lovely house your new home.

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Entrance Hallway



Accessed via double glazed front entrance door. Radiator. Doors to Lounge & WC. Two storage cupboards. Opening to the Kitchen.

Kitchen



Range of wall, drawer and base units with worksurfaces above. Inset electric oven with hob and hood above. Integrated Fridge Freezer. Space for Washing Machine. Double glazed window to the front elevation.

WC



Low level WC and wash hand basin. Radiator.

Lounge Diner



Double glazed French doors to the rear elevation. Radiator.

Landing



Doors to bedrooms and bathroom. Loft access. Cupboard housing boiler.

Master Bedroom



Double glazed window to the rear elevation. Radiator.

Bedroom Two



Double glazed window to the front elevation. Radiator. Storage Cupboard.

Bathroom



Low level WC, wash hand basin and panelled bath with shower above.

Externally - Front



Off road parking for two cars.

Externally - Rear



Patio patio leading to lawned garden.

Extra Information

Tenure: Leasehold

Costs Per Month - Rent - £280.65 Service Charge - £26.39

Council Tax Band: C

Financial Qualification

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

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.



**8 Chandler Avenue,
Hartford.**

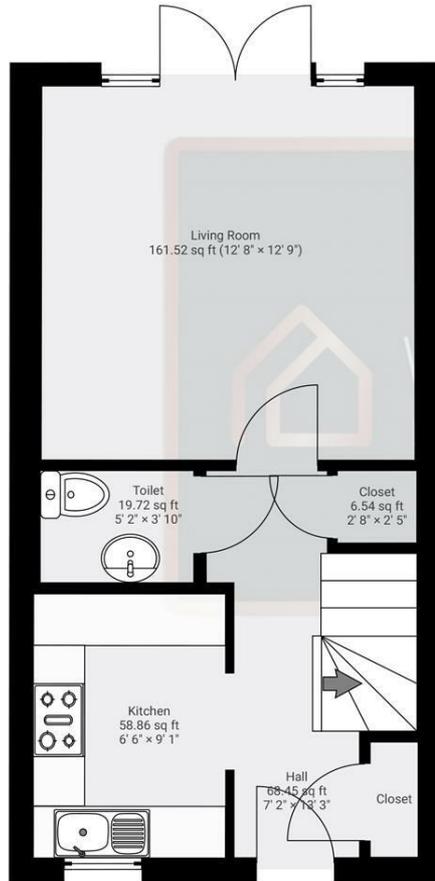
DETAILS
Total area: 636.55 sq ft
Living area: 636.55 sq ft
Floors: 2
Rooms: 12

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



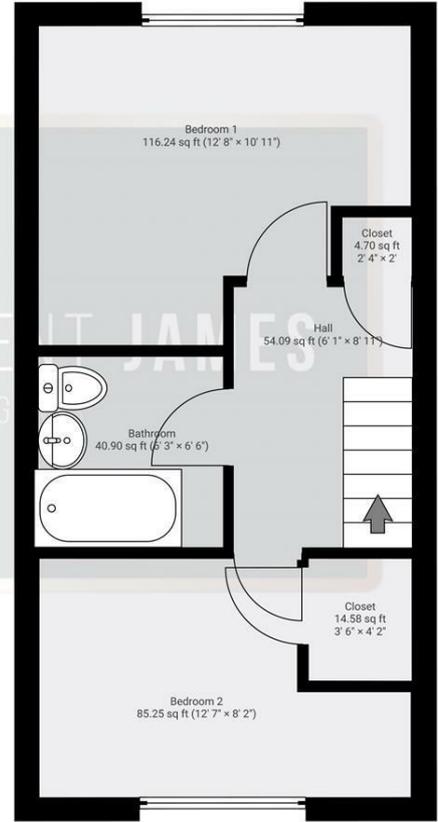
▼ **Ground Floor**

TOTAL AREA: 321.03 sq ft - LIVING AREA: 321.03 sq ft - ROOMS: 6



▼ **1st Floor**

TOTAL AREA: 315.51 sq ft - LIVING AREA: 315.51 sq ft - ROOMS: 6



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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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87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
HELLO@VINCENTJAMESSTATEAGENTS.CO.UK



WWW.VINCENTJAMESSTATEAGENTS.CO.UK