



Beach Road, Hartford Northwich CW8 3AB

welcome to

Beach Road, Hartford Northwich

UNIQUE, DETACHED PROPERTY BOASTING A LARGE PLOT IN HIGHLY SOUGHT AFTER HARTFORD LOCATION WITH NO UPWARD CHAIN!



Entrance Hall

Original front door with feature stained glass windows, stairs to first floor and radiator

Lounge

12' x 11' 1" (3.66m x 3.38m)

Feature bay window with stained glass panels to the front aspect, gas fire in surround and radiator

Dining Room

11' x 11' max (3.35m x 3.35m max)

Feature bay window to rear aspect, gas fire in surround and radiator

Kitchen

10' 9" x 10' (3.28m x 3.05m)

Range of fitted wall and base units with contrasting work surfaces over, space for oven and fridge/freezer, sink and drainer unit, tiled splash backs, two windows to side aspect and door leading to rear aspect

Utility Room

7' 8" x 4' 2" (2.34m x 1.27m)

Wall and base units and space for washing machine

Bedroom One

12' x 11' 1" (3.66m x 3.38m)

Window to front aspect and radiator

Bedroom Two

10' 9" x 10' (3.28m x 3.05m)

Window to rear aspect and radiator

Bedroom Three

9' 3" x 7' 6" (2.82m x 2.29m)

Window to rear aspect, built in storage and radiator

Shower Room

Shower cubicle, low level WC, hand wash basin and window to front aspect

External

Driveway parking with space for several vehicles.

Garage with power and light. Shed with power.

Extensive, private rear garden which is mainly laid to lawn with mature shrub borders, patio seating area and gated access

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Beach Road, Hartford Northwich

- Unique Three Bedroom Detached Property
- Extensive Plot
- Highly Sought After Location
- No Upward Chain
- Council Tax Band E

Tenure: Freehold EPC Rating: D

guide price

£439,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT107326 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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