



Abbots Way, Hartford Northwich CW8 1NN

welcome to

Abbots Way, Hartford Northwich

Found within the highly sought after village of Hartford and set within a desirable development and cu de sac position close to popular local Schooling. This four bedroom detached family home comes to the market with NO ONWARD CHAIN



Open Canopied Entrance Porch

Having wall mounted lighting, and a double glazed front door.

Entrance Hall

Having a double panel radiator, stairway to the first floor, wood effect laminate flooring, coving and door through to the cloakroom W.C.

Cloakroom W.C

Fitted with a two piece suite comprising wall mounted wash hand basin with splash back tiling, and a low level W.C. Side aspect obscured double glazed window, matching wood effect laminate flooring, and an under stairs storage area.

Living Room

13' 5" x 11' (4.09m x 3.35m)

With a front aspect double glazed window, radiator with thermostat, wood effect laminate flooring, power points, dado rail and coving, TV aerial point, open doorway to the dining room.

Dining Room

11' x 8' 10" (3.35m x 2.69m)

With a rear aspect double glazed window, radiator with thermostat, wood effect laminate flooring.

Kitchen

13' x 8' 10" (3.96m x 2.69m)

Fitted with a range of wall mounted and base level units having marble effect rolled work top surfaces incorporating a stainless steel sink and drainer. Cooker point, space for a fridge freezer, plumbing for washing machine and space for a dryer. Rear aspect double glazed window, double glazed door opening to the rear garden, radiator with thermostat, part tiled walls and tiled effect flooring.

First Floor Landing

Having a split level half galleried landing, with a side aspect obscured double glazed window, a balustrade, loft access, and a built in airing cupboard housing a water tank and storage space.

Bedroom One

11' 4" x 10' 8" (3.45m x 3.25m)

Having a front aspect double glazed window, radiator, and power points.

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m)

Having a rear aspect double glazed window, radiator, and power points.

Bedroom Three

13' x 6' 10" (3.96m x 2.08m)

Having a front aspect double glazed window, and a radiator.

Bedroom Four

9' x 7' 8" (2.74m x 2.34m)

Having a rear aspect double glazed window, radiator with thermostat, and power points.

Family Bathroom

7' 9" x 6' 4" (2.36m x 1.93m)

Fitted with a white three piece suite comprising panel bath having a wall mounted electric shower and shower screen, wash hand basin and a low level W.C. Part tiled walls and tiled flooring, rear aspect obscured double glazed window, and a radiator with thermostat.

Externally

The property occupies a generous mature plot having a driveway to the front providing ample off the road parking, a shaded garden area with mature trees and fenced borders. A paved pathway to the side with gated access continuing along to the rear. The rear offers a spacious enclosed garden, mainly laid to lawn having mature trees and hedgerow lined borders, paved walkway and seating areas, and a further storage area to the other side of the property with fenced borders.



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Abbots Way, Hartford Northwich

- Highly sought after village of Hartford
- Detached family home in need of modernisation
- Set within a cull de sac position
- Council Tax Band E
- Desirable development and location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NRT107981 - 0003

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