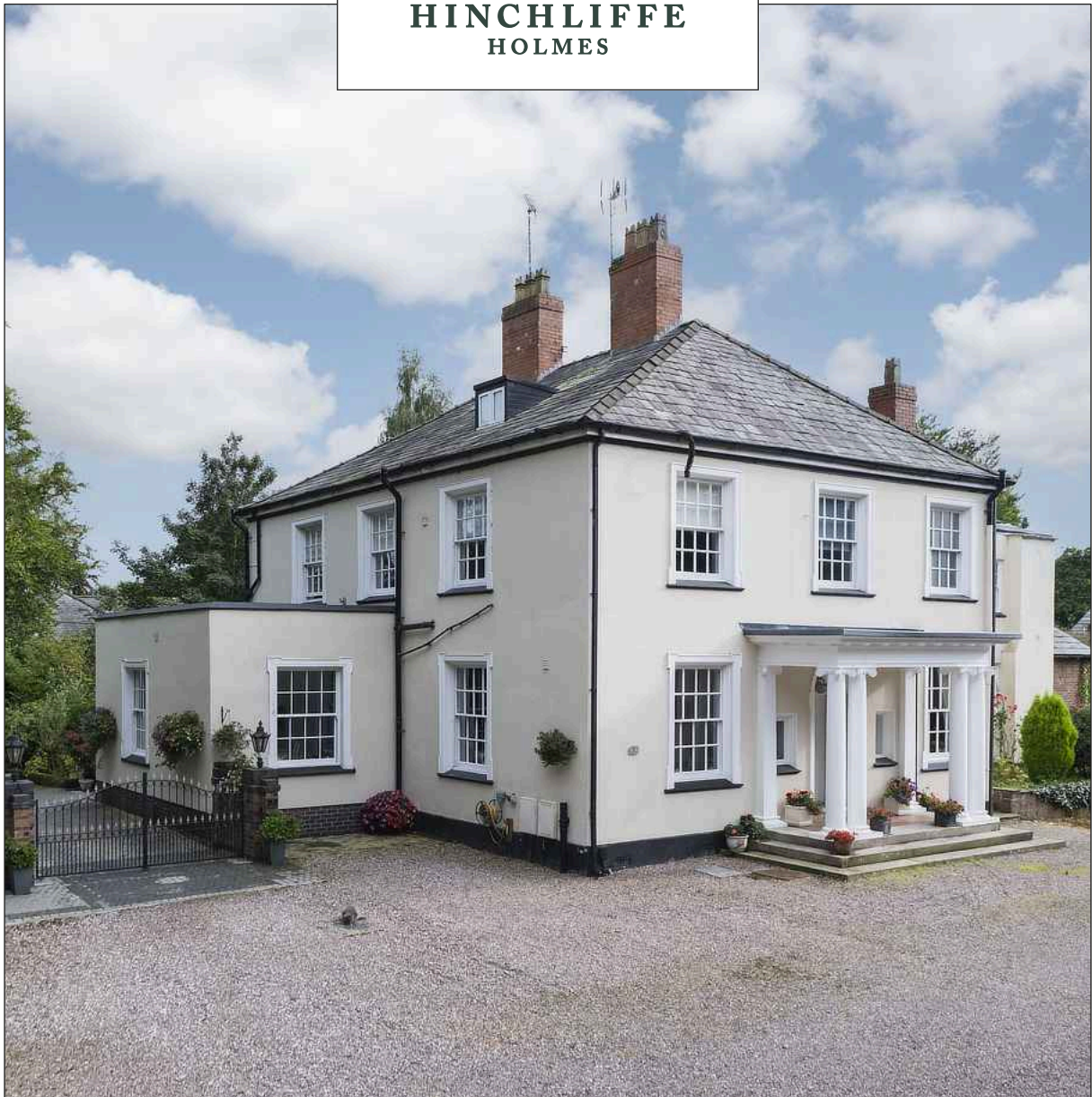


2 RIDDINGS HOUSE

Hartford | CW8 1NE



HINCHLIFFE
HOLMES



Located in the heart of Hartford, this beautifully presented property is neatly tucked away offering seclusion and a sense of privacy. Three bedrooms and two bathrooms are nicely complemented with period features, multiple reception rooms, two chamber cellar currently utilised as a workshop which leads to a private landscaped garden, detached garage and off road parking.



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Weaverham is a village which lies West of Northwich and South of the River Weaver. Within the village there are schools to cater for all ages. The village has transport links to the array of amenities that are situated around Northwich and Hartford. For the commuter the M56 is close to hand providing access between Chester and Manchester with Hartford train station situated less than 3 miles away providing lines to Northwich and onto cities such as London.

CELLAR

GROUND FLOOR

Reception Hall
Lounge
Dining Room
Dining Kitchen
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One - En-suite
Bedroom Two
Bedroom Three
Bathroom

OUTSIDE

Detached Garage
Parking
Gardens













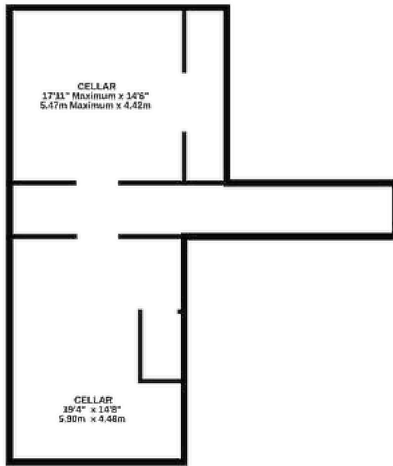




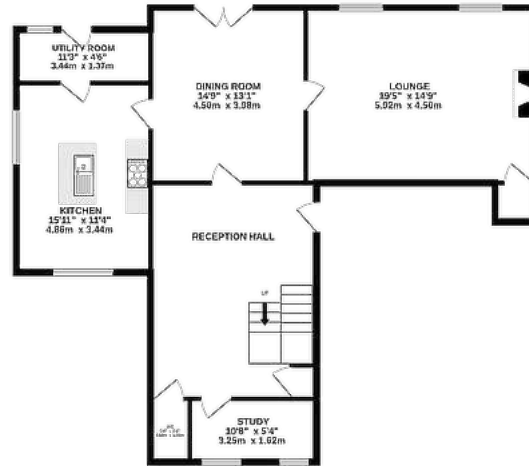




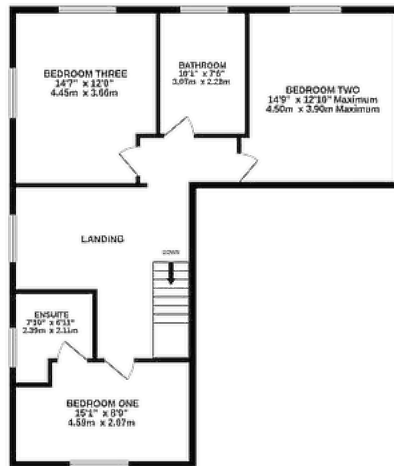
BASEMENT
696 sq.ft. (64.6 sq.m.) approx.



GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2575 sq.ft. (239.2 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.


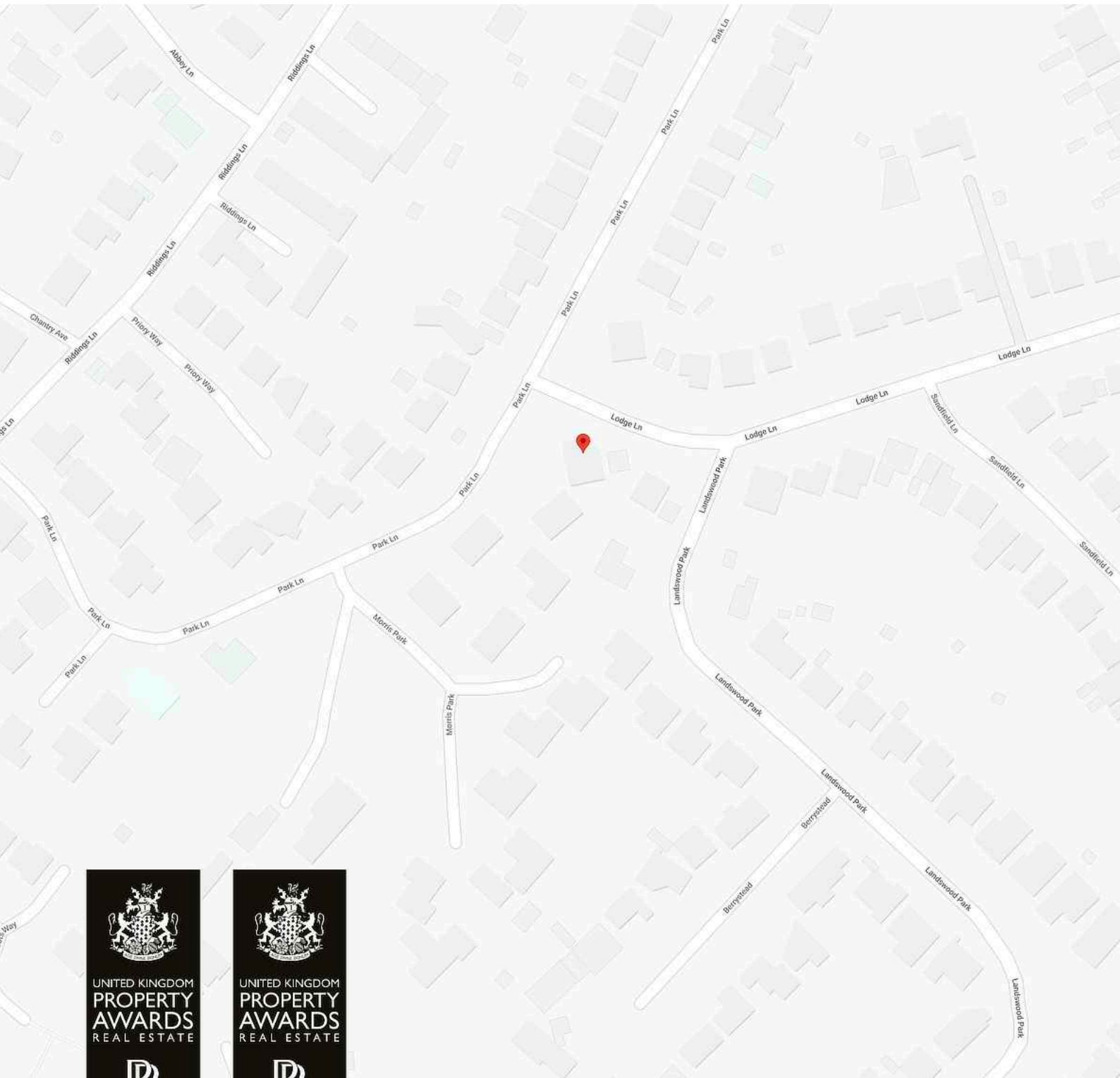
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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PEA WOOD

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SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM
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AWARDS
REAL ESTATE



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AUTHORIZED DEALER
PEA WOOD

★★★★★

BEST ESTATE AGENT
CHESHIRE

Ben Hinchliffe

2022-2023



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& NORTH WEST**



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With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



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Rent Collect
Managed
Complete Managed

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The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




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First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

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The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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