

298 Chester Road, Hartford, Northwich, Cheshire, CW8 2AB
£270,000

No Onward Chain... This three bedroom mid terraced property is situated in the picturesque village of Hartford and is within walking distance of the local schools, shops, restaurants, train station as well as easy access to excellent commuter routes. Retaining much of its original charm the property also benefits from a large loft room which is suitable for a multitude of uses as well as secure off road parking to the rear. The property is warmed by gas central heating which is complemented with uPVC double glazed windows with the accommodation briefly comprising entrance hall, lounge through dining room and kitchen on the ground floor whilst to the first floor there are three bedrooms and a family bathroom. Externally the property is approached via a gated forecourt whilst to the rear is an enclosed garden with double gates to allow for vehicle access.

Hartford is a delightful location with local shops, Public Houses and Churches as well as excellent schools. For a larger variety of shopping and recreational amenities, the close by market town of Northwich is a short drive away where a host of high street shops can be found to include Boots, W H Smith and Waitrose. The area is also ideal for the commuter, within close proximity to the A556, which in turn link to the major motorway networks of the M6 and the M56 making destinations such as Chester, Warrington, Liverpool, Manchester and Manchester International Airport all easily accessible.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Ground Floor

Entrance Hallway Composite glass panel door, tiled flooring, radiator, stairs to first floor.

Lounge 14'0" x 10'10" uPVC bay window to the front elevation, feature fire place with gas fire insert, feature glass block dividing wall, radiator.

Dining Area 13'00" x 10'10" Wooden French doors to the rear elevation, under stairs storage cupboard radiator.

Kitchen 13'0" x 9'11" uPVC double glazed window to the rear elevation, uPVC glass panel door to the side elevation.

Fitted with a range of wall and base units over including a four ring gas hob with electric oven below, stainless steel sink with mixer tap, plumbing for both washing machine and dishwasher.

First Floor

Landing Drop down ladder to the loft room.

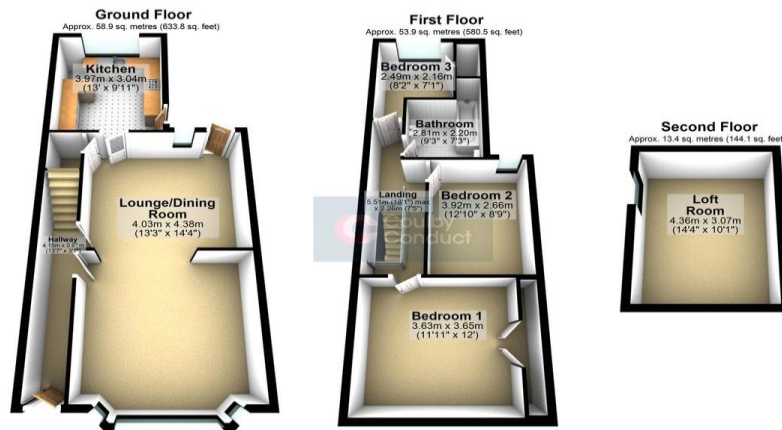
Bedroom One 12'00" x 11'11" uPVC double glazed window to the front elevation, fitted wardrobes, radiator.

Bedroom Two 12'10" x 8'9" uPVC double glazed window to the rear elevation, radiator.

Bedroom Three 8'2" x 7'01" uPVC double glazed window to the rear elevation, storage cupboard, radiator.

Bathroom Two uPVC double glazed windows to the side elevation. Fitted with a panel bath with shower and screen over, low level WC, pedestal wash hand basin, radiator and part tiled walls.

Loft 13'0" x 10'0" Skylight, eaves storage.



Total area: approx. 126.2 sq. metres (1358.4 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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