



***Flat 11 Eton Court, Carriage Drive, Hartford, Northwich,
Cheshire, CW8 1GX
£120,000***

Situated within the popular and desirable area of Hartford, this well-presented two-bedroom ground floor apartment provides spacious and flexible accommodation throughout. The property briefly comprises entrance hallway with storage facilities a generous lounge with a Juliet balcony, kitchen with fitted appliances, primary bedroom with fitted wardrobe, a second bedroom and a family bathroom. Externally the property has allocated parking and communal gardens.

Accommodation

Entrance Hall:

With entrance door and built-in storage cupboard.

Lounge/Diner: 13'11" (narrowing to 8'10") x 14'4" (narrowing to 9'5")

With uPVC double glazed Juliet balcony to the front elevation,

Kitchen: 9'0" x 8'4" (overall maximum measurements)

Fitted with a range modern range of wall, base and drawer units with working surfaces above incorporating part tiled walls, inset stainless steel 1/2 bowl sink and drainer unit with mixer taps over, built-in stainless steel electric oven with stainless steel four ring gas hob and stainless steel chimney style extractor hood over, integrated fridge freezer cupboard housing gas central heating combination boiler and inset ceiling spotlights.

Bedroom One: 11'7" (narrowing to 8'5") x 8'5" (narrowing to 4'11")

With uPVC double glazed window to the front elevation, fitted wardrobes providing ample hanging and storage space and radiator.

Bedroom Two: 8'5" x 7'5"

With uPVC double glazed window to the front elevation and radiator.

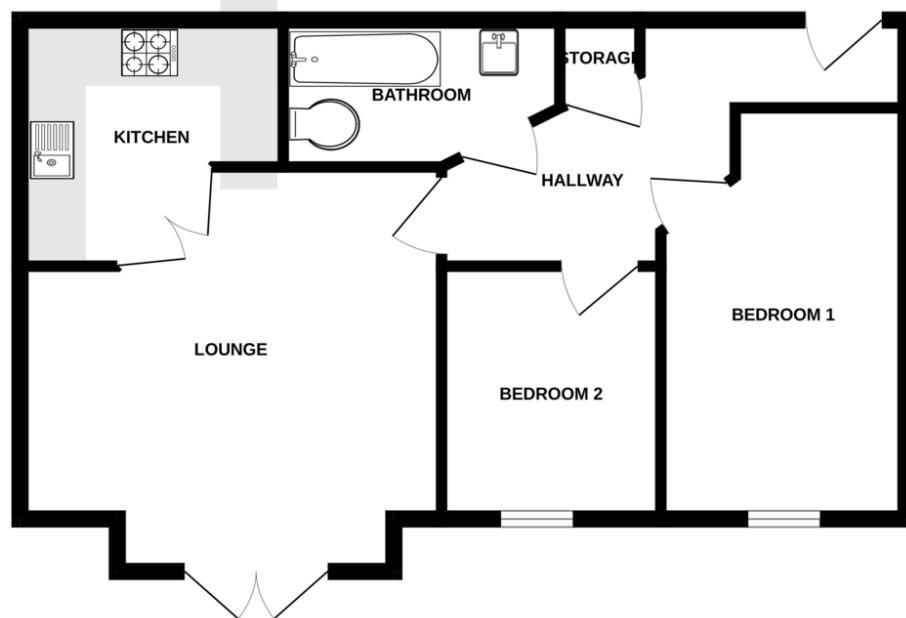
Bathroom:

Furnished with a modern white suite comprising of a low level WC, pedestal wash hand basin and panelled bath with shower unit and glass shower screen over, part tiled walls, tiled flooring, extractor fan, inset ceiling spotlights and radiator.

Externally

The property benefits from an allocated parking space, offering convenient off-road parking.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

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