



**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

Council Tax Band: E

guide price

**£429,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NRT107326 - 0008

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