



***Flat 2 Eton Court, Carriage Drive, Hartford, Northwich, Cheshire,
CW8 1GX
£120,000***

Situated in the picturesque and highly sought-after village of Hartford, this well-presented two-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, downsizers and investors alike. Benefitting from gas central heating and uPVC double glazing throughout, the property enjoys a convenient location within easy walking distance of local shops, cafés, restaurants and bars, as well as excellent transport links with nearby train stations providing access to surrounding towns and cities. The accommodation briefly comprises a welcoming entrance hallway with useful fitted storage, a bright and spacious lounge opening into a well-equipped kitchen, two well-proportioned bedrooms, including a

generous principal bedroom with fitted wardrobe, and a modern family bathroom. Externally, the property benefits from an allocated parking space and well-maintained communal gardens.

Accommodation.

No Onward Chain

Hallway

Accessed via a wooden entrance door, with fitted storage cupboard, radiator and doors leading to all principal rooms.

Lounge 13'10" x 14'3" (4.22m x 4.34m).

A bright and inviting reception room featuring a uPVC double glazed window to the front elevation, radiator, TV and BT points, and an open-plan layout leading through to the kitchen, creating an ideal space for both relaxing and entertaining.

Kitchen 9' x 8'5" (2.74m x 2.57m).

Fitted with a range of wall and base units with complementary work surfaces incorporating a single stainless steel sink and drainer. Integrated appliances include an electric oven, four-ring gas hob with extractor hood over, integrated fridge freezer and integrated dishwasher. There is also space and plumbing for a washing machine. Finished with part tiled walls and practical vinyl flooring.

Bedroom One 11'8" x 7'4" (3.56m x 2.24m).

A spacious double bedroom with uPVC double glazed window to the front elevation, radiator and fitted wardrobe providing excellent storage.

Bedroom Two 8'5" x 7' (2.57m x 2.13m).

A versatile second bedroom, ideal as a guest room, nursery or home office, with uPVC double glazed window to the front elevation and radiator.

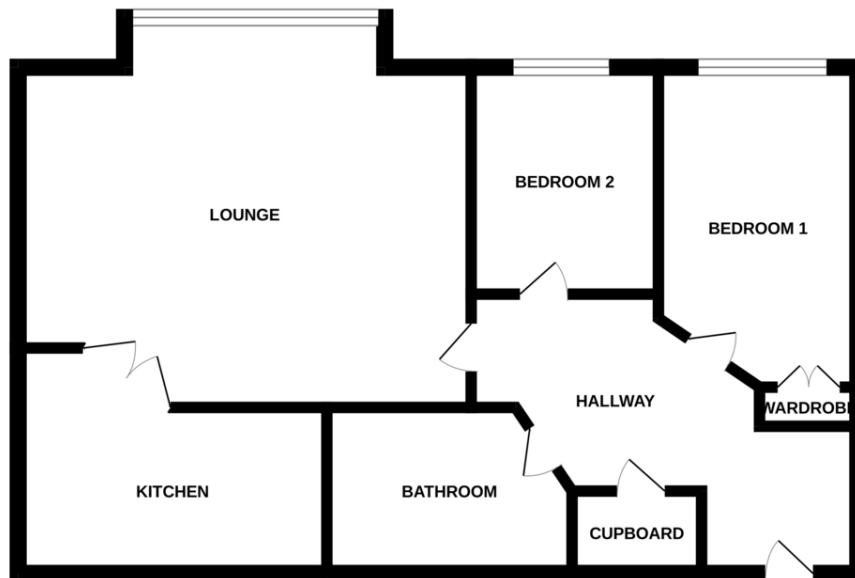
Bathroom

Appointed with a three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath with shower and glazed screen. Complemented by aqua-boarded walls and vinyl flooring for ease of maintenance.

Externally

The property benefits from an allocated parking space together with attractive, well-maintained communal gardens, providing pleasant outdoor surroundings for residents to enjoy.

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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