



***4 Richmond Court, Sandringham Place, Hartford, Northwich,
Cheshire, CW8 1GP
£125,000***

No Onward Chain...This two bedroom ground floor apartment is situated in the picturesque village of Hartford and is the ideal purchase for the first time buyer and investor alike. Warmed by gas central heating which is complemented with uPVC double glazing, the property is within walking distance of the local shops, restaurants and bars as well as easy access to both the local train stations. In brief the property comprises of entrance hall, lounge, kitchen with fitted appliances, two bedrooms, ensuite and a well appointed family bathroom. Externally the property has allocated parking and communal gardens.

Accommodation

Situated in the popular and highly sought-after area of Hartford, this well-proportioned two-bedroom ground floor apartment offers comfortable and versatile accommodation, making an ideal home for first-time buyers, downsizers or investors alike.

The property is approached via a welcoming entrance hall, providing access to the principal rooms and benefiting from useful storage.

Lounge/Diner – 11'1" x 7'4" (3.38m x 2.24m)

A bright and inviting reception room offering a comfortable space for both relaxing and dining. Wall-mounted radiator leading through to the kitchen.

Kitchen – 6'1" x 7'6" (1.85m x 2.29m)

Fitted with a range of base and wall-mounted units with complementary work surfaces, incorporating a one-and-a-half bowl sink with mixer tap, integrated oven and hob, space for dishwasher and space/plumbing for a washing machine.

Bedroom One – 8'5" x 9'6" (2.57m x 2.90m)

A well-proportioned principal bedroom enjoying a double-glazed window overlooking the rear elevation and wall-mounted radiator. Door leading to the private en-suite shower room.

En-Suite

Fitted with a suite comprising low-level WC, hand wash basin and shower cubicle with shower, together with part-tiled walls and wall-mounted radiator.

Bedroom Two – 5'7" x 11'9" (1.70m x 3.58m)

A versatile second bedroom with double-glazed window overlooking the rear elevation and wall-mounted radiator. The room would also lend itself well to use as a guest bedroom, study or home office.

Bathroom

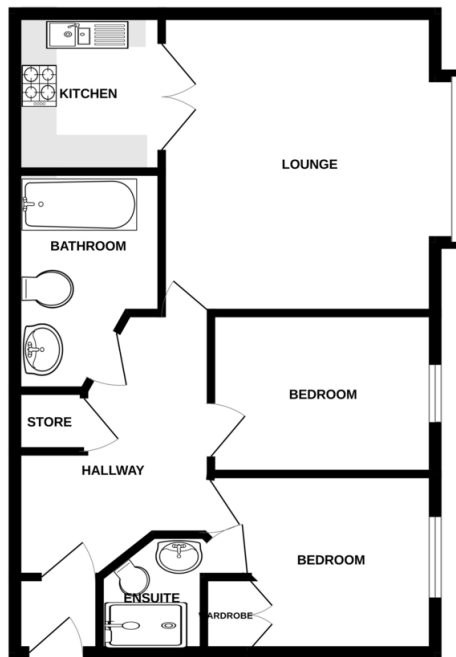
Fitted with a suite comprising low-level WC, hand wash basin and panelled bath, together with a wall-mounted radiator.

Externally

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

A fantastic opportunity to purchase a well-presented two-bedroom ground floor apartment in the desirable Hartford area, offering well-planned accommodation, an en-suite principal bedroom, Juliet balcony and allocated 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 quality or efficiency can be given.
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