



26 Hillside, Hartford, Northwich, Cheshire, CW8 4TD
£245,000

Situated within the popular Pippins Development, close to local schools and amenities, this property is an ideal purchase for first-time buyers and growing families alike and has the added benefit on no onward chain. The accommodation is accessed via a welcoming entrance hall with a guest WC, leading through to the inner hall, which leads to the lounge and kitchen diner, perfect for modern family living. To the first floor are three bedrooms and a contemporary family bathroom. Externally, the driveway provides off-road parking and leads to the garage. The property benefits from gardens to the front and rear, ideal for alfresco dining and outdoor enjoyment. Viewing is highly recommended to fully appreciate.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, wall mounted radiator, double glazed window, doors lead to the lounge, kitchen diner, guest WC and stairs rise to the first floor.

WC

With a double glazed opaque window to the side elevation, fitted with a low level WC and vanity handwash basin and wall mounted radiator.

LOUNGE 15' 7" x 11' 1" (4.75m x 3.38m)

With double glazed windows to the front and side elevations and wall mounted radiator.

KITCHEN/DINER 15' 5" x 8' 7" (4.72m x 2.62m)

The kitchen area is fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Wall mounted boiler, integrated oven and hob, space and plumbing for washing machine, useful under stairs storage and space for fridge freezer. Space for table and chairs and wall mounted radiator.

LANDING

Doors lead to all rooms.

BEDROOM ONE 11' 3" x 8' 5" (3.43m x 2.59m)

With a double glazed window to the front elevation, wall mounted radiator and a wardrobes providing hanging and storage space.

BEDROOM TWO 10' 0" x 8' 5" (3.07m x 2.59m)

With a double glazed window to the rear elevation, wall mounted radiator and a cupboard providing storage.

BEDROOM THREE 8' 5" x 6' 9" (2.59m x 2.06m)

With a double glazed window to the side elevation and wall mounted radiator.

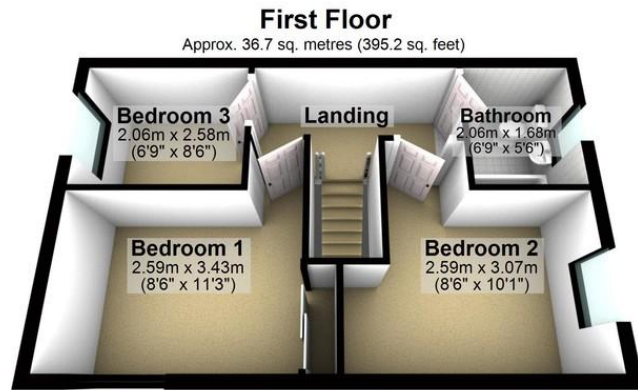
BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Part tiled walls and wall mounted radiator.

EXTERNALLY

A driveway provides off road parking and leads to the garage. Laid to lawn to the front and a path leads to the entrance door. To the rear is an enclosed garden which is mainly laid to lawn with well established shrubs.





Total area: approx. 68.1 sq. metres (733.3 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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