



VINCENT JAMES
ESTATE AGENTS

192 CHESTER ROAD, HARTFORD,
NORTHWICH, CW8 1LG

£415,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this fabulous 1920's DETACHED FAMILY HOME located in HARTFORD. The accommodation includes: Hallway, Lounge, Dining Room, Breakfast Kitchen, Utility Room, WC & Conservatory to the ground floor and THREE BEDROOMS, bathroom & WC to the first floor. Externally there is off road parking for several vehicles to the front elevation with gates leading to a further parking area and detached garage. The rear garden is beautifully maintained and stocked with mature plants and shrubs. Call us now to book your viewing! ***NO CHAIN***

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Entrance Porch

Accessed via double glazed entrance door. Tiled floor. Wooden entrance door leading to the entrance hallway.

Entrance Hallway

Accessed via wooden entrance door. Stairs to the first floor. Storage cupboard. Radiator. Doors to Lounge, Dining Room & Breakfast Kitchen. Two storage cupboards.



Kitchen Breakfast Room

22'7 x 7'4

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Space for Washing Machine, Tumble Dryer & Dishwasher. Double glazed windows to both side elevations. Double glazed door to the side elevation. Radiator. Door to Utility Room. Tiled floor.



Lounge

14'7 x 11'11

Double glazed bay window to the front elevation. Radiator. Wall mounted gas fire. Opening to the Dining Room.



Utility Room

5'1 x 4'11

Space for appliances. Opening to the Conservatory. Door to WC. Tiled floor.

WC

4'11 x 2'4

Low level WC and wash hand basin. Double glazed window to the side elevation.

Conservatory

8'6 x 8'2

Double glazed windows to both sides. Double glazed French doors to the rear elevation. Tiled floor.

Dining Room

14'6 x 11'11

Double glazed bay window to the rear elevation. Double glazed window to the side elevation. Radiator. Wall mounted gas fire.



Landing

Double glazed window to the side elevation. Loft access.



Master Bedroom

14'6 x 11'3

Double glazed window to the front elevation. Radiator. Range of fitted wardrobes.



Bedroom Two

11'11 x 11'5

Double glazed window to the rear elevation. Radiator. Fitted wardrobe.



Bedroom Three

7'5 x 7'3

Double glazed window to the front elevation. Radiator.



Bathroom

7'5 x 7'4

Wash hand basin and panelled bath. Part tiled walls. Double glazed window to the rear elevation. Cupboard housing hot water tank.



WC

4'4 x 2'6

Low level WC. Double glazed window to the side elevation.

Externally - Front

Off road parking for several vehicles. Planting border. Gated access leading to a further parking area and garage.



Externally - Rear

Paved patio leading to a lawned garden surrounded by well established planting borders. Garden Shed. Outside Tap.



Garage

16'2 x 7'7

Up and over door to the side elevation. Courtesy door to the side elevation. Power.

Extra Information

Tenure: Freehold

Length of lease: N/A

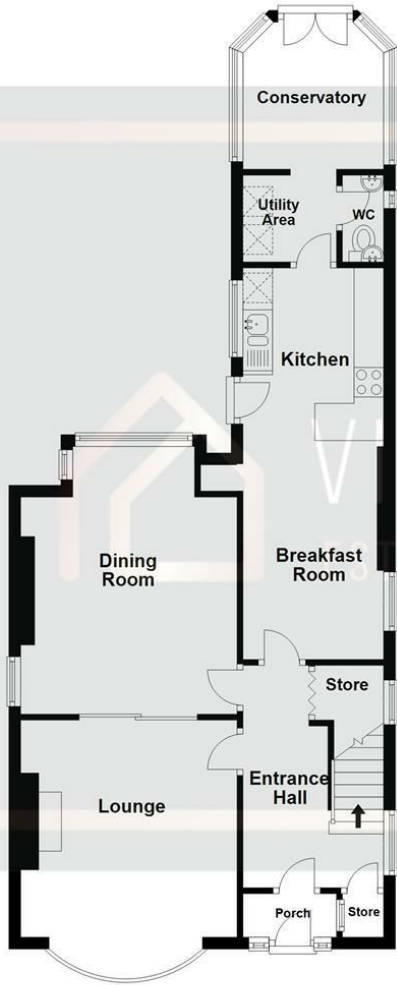
Annual Ground Rent: N/A

Service Charge: N/A

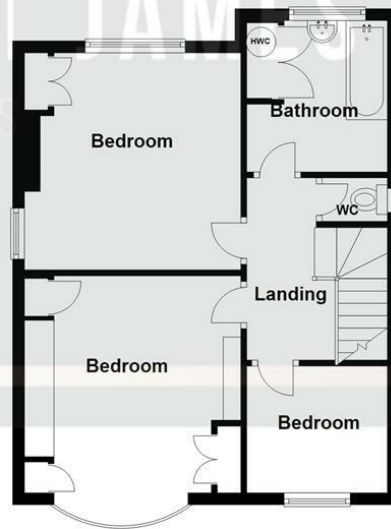
Service Charge Review Period: N/A

Council Tax Band: E

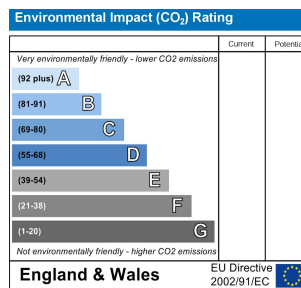
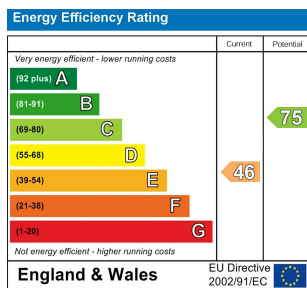
Ground Floor
Approx. 67.3 sq. metres (724.1 sq. feet)



First Floor
Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 114.7 sq. metres (1234.8 sq. feet)



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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