



VINCENT JAMES  
ESTATE AGENTS

12 ABBEY LANE, HARTFORD,  
NORTHWICH, CW8 1LX

£475,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this superbly presented DETACHED BUNGALOW located in the extremely popular HARTFORD location. The property briefly comprises Entrance Vestibule, Hallway, THREE BEDROOMS, Kitchen Diner, Lounge, En-Suite, Dressing Room, Snug and Bathroom. Externally there are gardens to the front and rear, DOUBLE GARAGE, driveway for two cars and additional off-road parking. Call us now to book your viewing!

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### Entrance Vestibule

Accessed via front entrance door. Double glazed windows to both side elevations. Feature tiled floor. Access to hallway.

### Hallway

Two radiators, storage cupboard and wood effect flooring. Access to all rooms. Loft access.



### Lounge

16'3 x 10'6

Double glazed windows to front and side elevations. Feature fireplace with inset log burner. Opens to kitchen diner.



### Kitchen Diner

19 x 8 (14'1 x 9'5)

Fitted with a range of wall, drawer and base units. Double glazed French doors to side elevation. Stable door to rear garden. Double glazed window to side elevation. Inset breakfast island with additional built in storage beneath. Two radiators. Inset spotlights, double oven, microwave, fridge, four ring gas hob with extractor

above and dishwasher. Utility cupboard with space for washing machine and tumble dryer.



### Master Bedroom

10 x 12

Double glazed window to front elevation. Radiator. Access to dressing room.



### Dressing Room

8'6 x 6'3

Double glazed window to rear elevation. Access to snug. Radiator.

### Snug

8'2 x 6'3

Double glazed french doors to rear. Radiator.



## Bedroom Two

9'7 x 8'8

Double glazed window to side elevation. Radiator.  
Access to en-suite.



## En-Suite

Fully tiled walls and floor, shower cubicle, low level WC and hand wash basin. Inset spotlights.

## Bedroom Three

8'4 x 7'4

Double glazed window to front elevation. Radiator.



## Family Bathroom

Stand-in modern shower with part tiled walls. Double glazed frosted windows to rear elevation. Feature tiled floor. Low level WC, wash hand basin and heated towel rail. Part tiled walls. Inset spotlights.



## Double Garage

Power & light. Up & over access.

## Externally - Front

Driveway providing two spaces, leading to double garage doors. Gated access to lawned wrap-around garden. Gated side access to rear. Planting beds.



## Externally - Rear

Gated side access to front elevation. Wrap-around design. Planting beds with fencing and paved area.



## Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

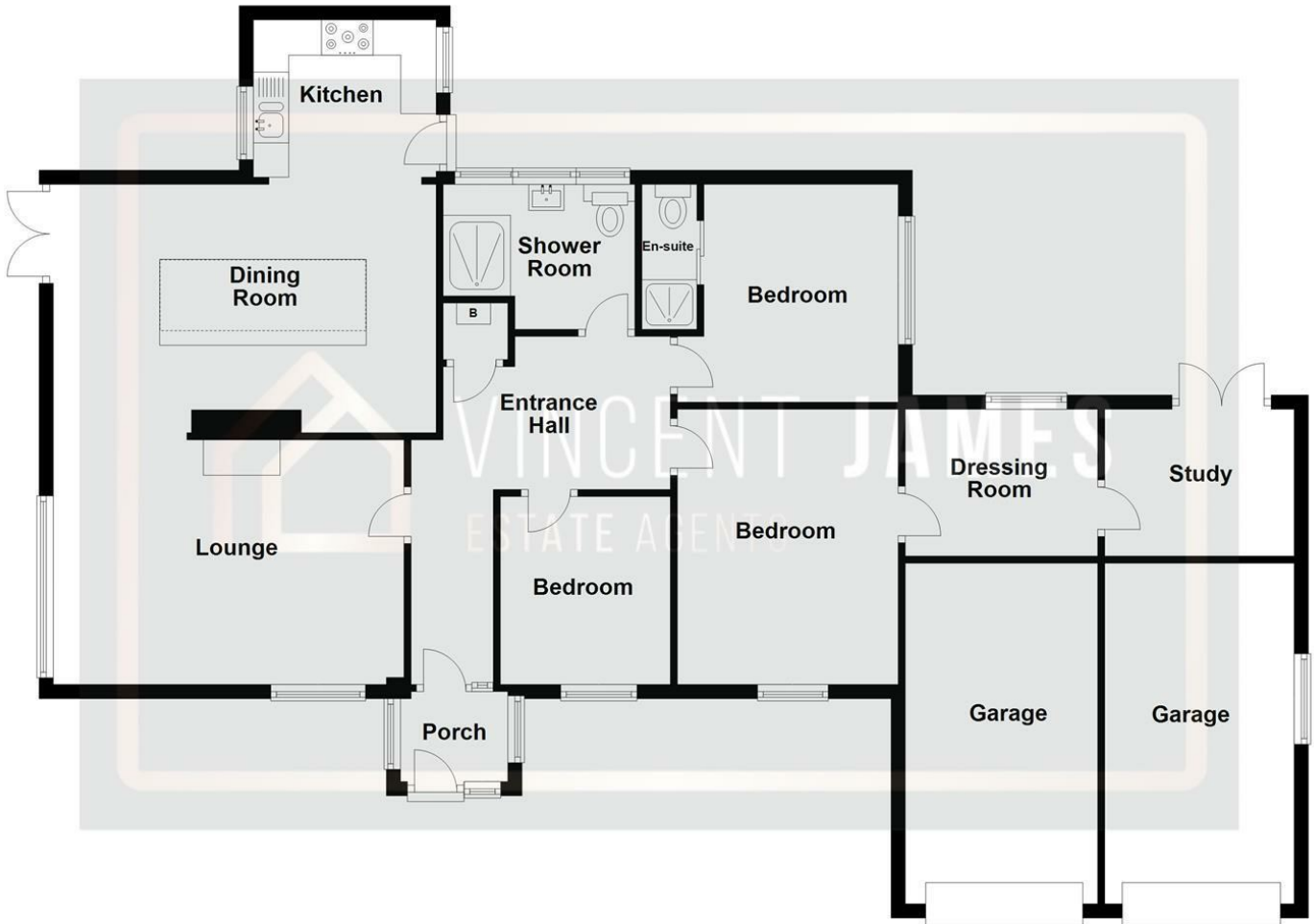
Service Charge: N/A

Service Charge Review Period: N/A

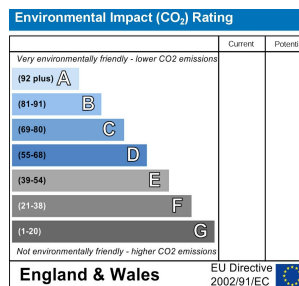
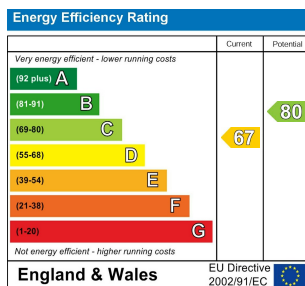
Council Tax Band: E

## Ground Floor

Approx. 131.4 sq. metres (1413.9 sq. feet)



Total area: approx. 131.4 sq. metres (1413.9 sq. feet)



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