



1a The Green, Hartford, Northwich, Cheshire, CW8 1QA

**£900 pcm**



This is a well proportioned semi-detached house, which is located in the heart of the village. The property is offered in excellent decorative order and features PVCu double glazing and gas central heating. The accommodation comprises: Entrance hall, lounge, dining room, kitchen, utility room and WC on the ground floor along with three good size bedrooms and a four piece bathroom on the first floor. Outside there are large front and rear gardens as well as a detached garage and parking space. Available mid November, unfurnished. Restrictions apply.

## **GROUND FLOOR**

### **ENTRANCE HALL**

1.91m x 3.96m (6' 3" x 13' 0")

A large entrance hall with staircase to first floor landing.

### **LOUNGE**

3.73m x 4.27m (12' 3" x 14' 0")

A spacious room with a fitted wood burning stove and large window to the front.

### **DINING ROOM**

3.12m x 2.99m (10' 3" x 9' 10")

With patio doors to the garden and door to the kitchen.

### **KITCHEN**

2.53m x 2.99m (8' 4" x 9' 10")

Fitted with a modern kitchen. Integrated fridge/freezer. Built-in electric oven and ceramic hob. Large window to rear.

### **UTILITY ROOM**

1.76m x 3.07m (5' 9" x 10' 1")

Fitted units to match kitchen and doors to both the front and rear.

## CLOAKROOM

0.85m x 1.27m (2' 9" x 4' 2") Fitted with a modern two piece suite.

## FIRST FLOOR

### LANDING

### BEDROOM 1

3.60m x 4.27m (11' 10" x 14' 0")

A spacious room with a pleasant aspect to the front.

### BEDROOM 2

3.20m x 2.99m (10' 6" x 9' 10")

Aspect to the rear.

### BEDROOM 3

2.04m x 2.74m (6' 8" x 9' 0")

Built-in wardrobe. Aspect to the front.

## BATHROOM

2.45m x 2.55m (8' 0" x 8' 4")

A luxury bathroom with a modern four piece suite including a separate shower cubicle. Built-in cupboard housing the gas boiler.

## EXTERNAL

### FRONT

the house is well set back from the road and features a large garden which is laid to lawn with path to the front door.

### REAR

Good size rear garden with patio and lawn areas. DETACHED GARAGE. Parking space.



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. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

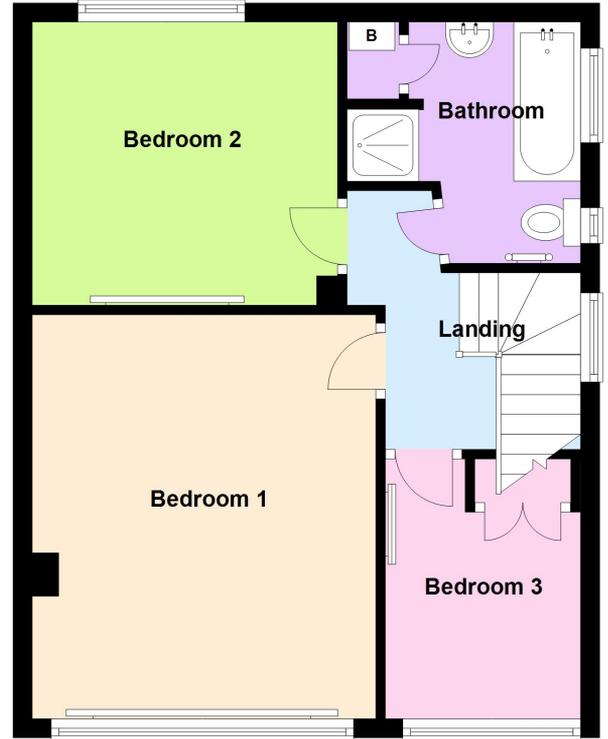
### Ground Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



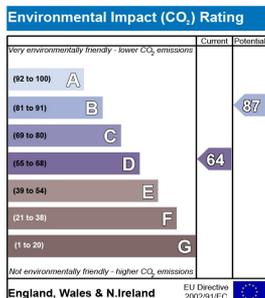
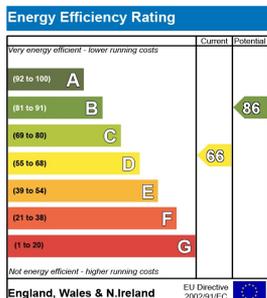
### First Floor

Approx. 42.2 sq. metres (454.8 sq. feet)



Total area: approx. 90.2 sq. metres (970.4 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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