



Wright Marshall
Estate Agents

296 CHESTER ROAD, HARTFORD, NORTHWICH
CW8 2AB

ASKING PRICE £205,000



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READ ALL ABOUT IT! READ ALL ABOUT IT! Calling all house hunters, hitting the headlines today is this superbly presented mid terraced property on Chester Road in Hartford, within walking distance of the train station. The accommodation of this beautiful and charming property includes: entrance hallway, lounge, dining room and kitchen to the ground floor and two bedrooms and spacious bathroom to the first floor. Externally there is an enclosed courtyard garden (which can also be used as parking) VIEWING A MUST! Call us now on 01606 41318

INTRODUCTION

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ENTRANCE HALLWAY

Accessed via original wooden front entrance door complete with brass furnishings. Radiator. Doors to Lounge & Dining Room. Stairs to the first floor.

LOUNGE

14'4" max x 10'7" (4.39 max x 3.23)

Double glazed bay window to the front elevation. Feature fireplace with gas fire and cast iron surround. Radiator.

DINING ROOM

11'3" x 12'9" (3.45 x 3.89)

Double glazed window to the rear elevation. Tiled floor.

Feature fireplace with tiled heath housing a multi fuel stove.

Under stairs storage cupboard and fitted shelving.

KITCHEN

13'1" x 9'8" (3.99 x 2.97)

Fitted with a range of wall, drawer and base units (base units are extra wide) with work surfaces above. Inset Italian ceramic sink and drainer with mixer tap. Space for washing machine & fridge freezer. Space for gas cooker with extractor fan above. Breakfast Bar. Part tiled walls and tiled floor. Wall mounted combi boiler and control unit. Double glazed window to the side elevation. Double glazed access door to the side elevation. Double glazed French doors to the rear elevation.

LANDING

Doors to both bedrooms and bathroom. Loft access.

MASTER BEDROOM

14'2" x 11'10" (4.34 x 3.61)

Double glazed window to the front elevation. Radiator. Feature cast iron fireplace.

BEDROOM TWO

13'1" x 10'0" max (3.99 x 3.05 max)

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

BATHROOM

12'9" x 8'7" max (3.89 x 2.62 max)

Fitted with a three piece suite including low level WC, vanity

wash hand basin with storage shelves and panelled bath with shower above. Part tiled walls & Tiled floor. Radiator. Airing Cupboard. Double glazed window to the rear elevation.

ATTIC / HOBBY ROOM

13'1" x 11'1" (4.01 x 3.40)

Accessed via down loft hatch with built in ladder. Velux style window to the rear elevation. Power & Light.

EXTERNALLY

To the front elevation there is a gravelled garden with path leading to the front entrance door. To the rear elevation there is an enclosed courtyard garden with secure gated access (approx. 7ft width) that can also be used as off road parking. Brick built storage shed with power, light and water tap. Wooden built log store.