



7 Riddings Lane, Hartford, Northwich, Cheshire, CW8 1NB

£400,000



A well proportioned detached house, which is conveniently located being within only a short walk of the village centre. The property is presented in good decorative order throughout and features PVCu double glazing and gas central heating and comprises: Entrance hall, cloakroom/WC, lounge, dining room, conservatory, kitchen and integral garage with utility area on the ground floor along with four bedroom, en-suite shower room and bathroom on the first floor. Externally there are good size gardens and there is a large drive to the front for valuable off road parking. An internal viewing appointment is advised.

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor with storage cupboard beneath.

CLOAKROOM

Fitted with a two piece suite.

LOUNGE

3.78m x 6.99m (12' 5" x 22' 11")

Dual aspect with patio doors to the rear garden.

DINING ROOM

3.18m x 3.03m (10' 5" x 9' 11")

Patio doors to:

CONSERVATORY

3.35m x 2.31m (11' 0" x 7' 7")

KITCHEN

2.54m x 4.26m (8' 4" x 14' 0")

Modern fitted kitchen units and appliances.

GARAGE

3.59m x 5.60m (11' 9" x 18' 4")

With utility area and with access from the entrance hall.

FIRST FLOOR

LANDING

BEDROOM 1

3.78m x 3.69m (12' 5" x 12' 1")

Rear aspect. Fitted wardrobes

EN-SUITE

1.36m x 2.77m (4' 6" x 9' 1")

Fitted with a modern three piece suite.

BEDROOM 2

4.88m x 3.19m (16' 0" x 10' 6")

Front aspect. Fitted wardrobes

BEDROOM 3

3.59m x 2.63m (11' 9" x 8' 8")

Front aspect.

BEDROOM 4

2.54m x 3.42m (8' 4" x 11' 3")

Rear aspect.

BATHROOM

1.72m x 2.77m (5' 8" x 9' 1")

Three piece suite.

EXTERNAL

GARDENS & PARKING

Ornamental garden to the front along with a double width block paved driveway. Good size rear garden with patio and lawns.

Timber shed.



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. 91.3 sq. metres (982.6 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



Total area: approx. 159.2 sq. metres (1713.5 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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