



3 Saxon Barns, Old Vicarage Lane, Hartford, Northwich, Cheshire,
CW8 1PH

£209,000



This is quite simply one of the finest apartments we have seen in recent years. The property forms part of an original vicarage and has been extensively modernised and improved by the current owner in the last few years. The accommodation is light and airy and includes a partly converted roof space which can be used as additional accommodation or storage. Fixtures and fittings are of the highest possible quality and include Bosch kitchen appliances, a Nest heating system, Haiku ceiling fans, Daikon Emura air-conditioning units, Amtico flooring, LED lighting throughout, under floor heating in the bathrooms, CAT 5 wiring, 55' LED television fitted in living room and Milanese blinds to the windows. Additionally the building was re-roofed in 2017. Externally there are communal gardens and there is a single garage/store. Existing furniture available by negotiation. Internal appointments available by appointment.

GROUND FLOOR

ENTRANCE

Communal entrance porch and reception hall. Staircase to first floor and personal entrance door.

FIRST FLOOR

ENTRANCE HALL

3.30m x 2.11m (10' 10" x 6' 11")

Access to large utility cupboard housing communications equipment. Space and plumbing for washing machine.

LIVING ROOM

4.36m x 4.43m (14' 4" x 14' 6")

Dual aspect windows. Feature vaulted ceiling with brick and mirrored accents. Former chimney breast wall housing LED television.

KITCHEN

2.62m x 2.11m (8' 7" x 6' 11")

Luxury fitted kitchen with quartz worktops and glass/mirrored splashbacks. Integrated fridge/freezer and dishwasher. Built-in Bosch oven, combination oven/microwave and warming drawer. Induction hob and extractor fan.

MASTER BEDROOM

4.35m x 3.53m (14' 3" x 11' 7")

Aspect to side. Fitted wardrobes and dressing area. Access to converted roof space via remote controlled hatch and folding ladder.

EN-SUITE SHOWER ROOM

1.47m x 2.01m (4' 10" x 6' 7")

A luxury fully tiled bathroom with double shower cubicle, wash hand basin and WC. Display niches. Heated towel radiator.

BEDROOM 2

2.16m x 4.43m (7' 1" x 14' 6")

Aspect to Rear. Two fitted wardrobes. Fitted cabin/bunk bed. Fitted desk/dressing table. Access to converted roof space via pull down ladder.

BATHROOM

1.47m x 1.42m (4' 10" x 4' 8")

A luxury fully tiled bathroom with panelled bath, wash basin and WC. Display niches. Heated towel radiator.

EXTERNAL

GARDENS & GARAGE

The property stands in communal gardens. There are several parking spaces available and there is a single garage/store.



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.

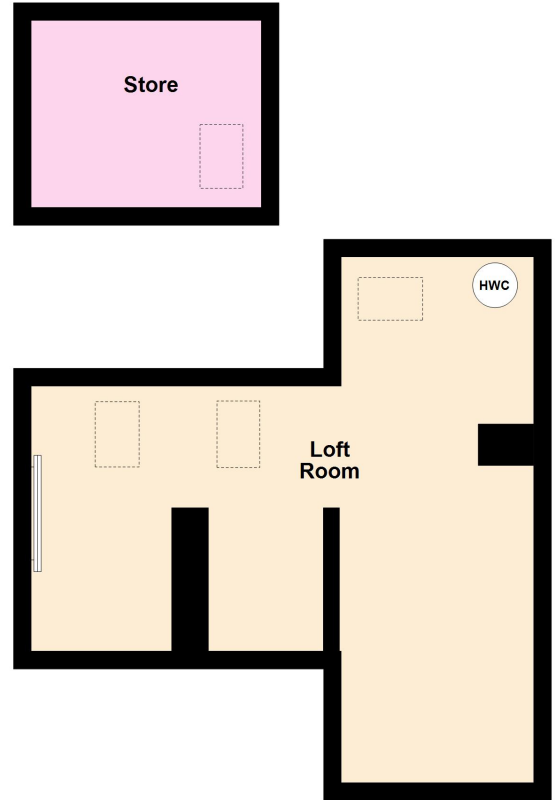
First Floor

Approx. 67.1 sq. metres (722.0 sq. feet)



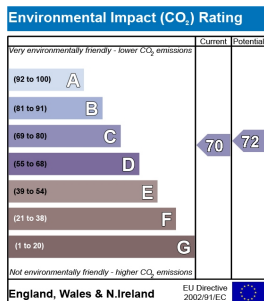
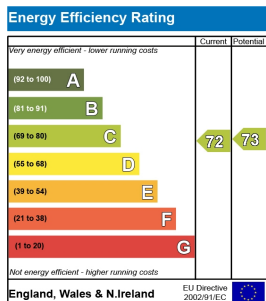
Rooms in Roof

Approx. 28.1 sq. metres (302.8 sq. feet)



Total area: approx. 95.2 sq. metres (1024.8 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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