

Freehold £170,000

Beaufort Close, Hartford, Cheshire CW8 1RX



- Two Storey, One Bedroom, Enclosed Terrace House
- High Performance Glazing
- Gas Central Heating
- Approx. 504 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Parking Space

## GENERAL DESCRIPTION

This attractive, recently-constructed, mid-terrace property has a cloakroom just off the entrance hall with the remainder of the ground floor devoted to a reception room and semi-open-plan kitchen featuring sleek, white units and integrated appliances. Upstairs, the bedroom is spacious, the bathroom simple yet stylish and the naturally-lit upper hallway provides additional space that could serve as a study area as well as access to the loft. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The house comes with use of a parking space and Beaufort Close is also within easy walking distance of Hartford Railway Station.

**Tenure:** Freehold.

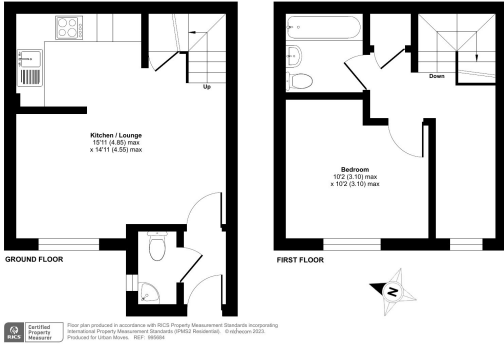
**Estate Charge:** £39.11 per month (subject to annual review).

**Council Tax:** Band B, Cheshire West and Chester Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

**Beaufort Close, Hartford, Northwich, CW8**  
Approximate Area = 504 sq ft / 46.8 sq m  
For identification only. Not to scale



## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**Cloakroom**

**Reception**

15' 11" max. x 14' 11" max. (4.85m x 4.55m)

**Kitchen**

included in reception measurement

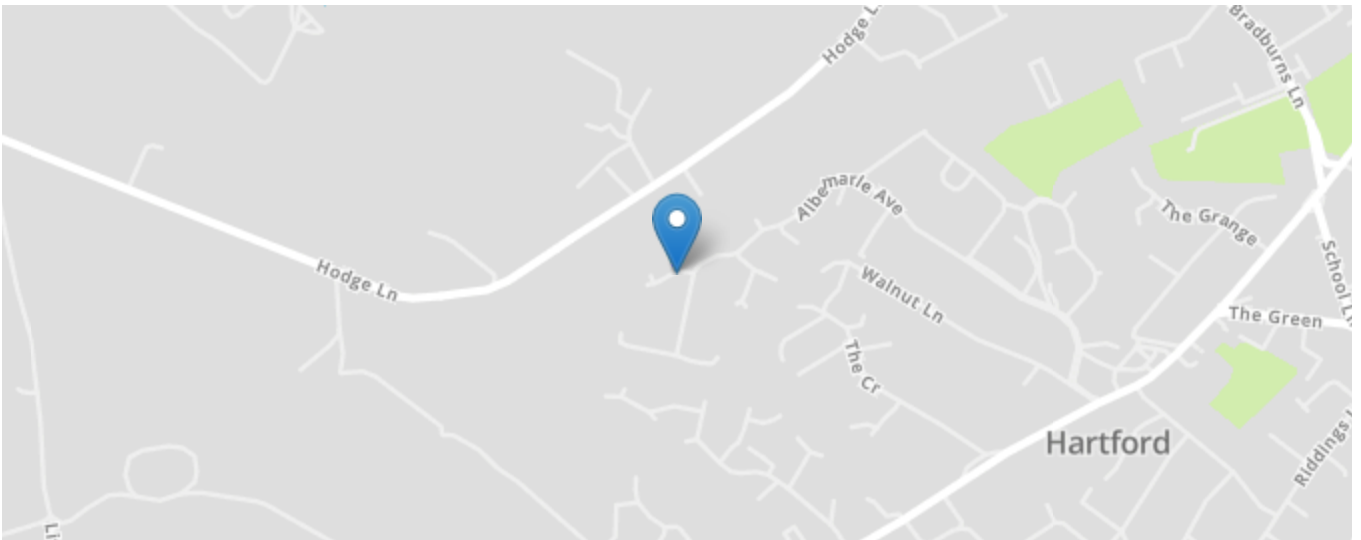
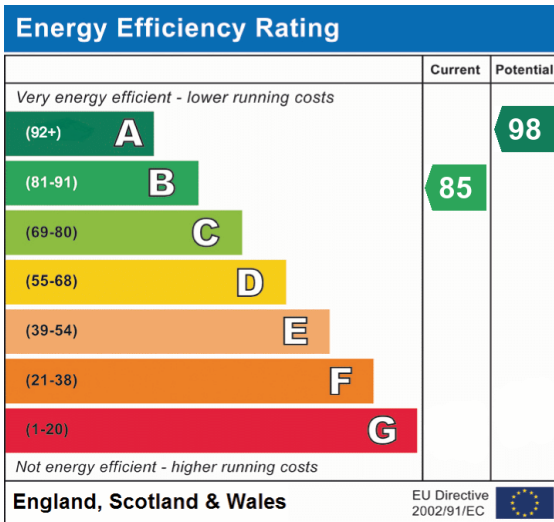
### FIRST FLOOR

**Landing**

**Bedroom**

10' 2" x 10' 2" (3.10m x 3.10m)

**Bathroom**



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.