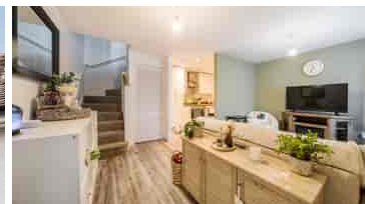


Freehold £167,500

Albemarle Avenue, Hartford, Cheshire CW8 1HS



- Two Storey, Enclosed Terrace House
- Semi-Open-Plan Kitchen/Reception Room
- Bathroom plus Downstairs WC
- Parking Space
- Approx. 524 Sqft Gross Internal Area
- Built-In Wardrobe in Bedroom
- Very Good Energy Efficiency Rating
- Short Walk from Hartford Station

GENERAL DESCRIPTION

This smartly-presented, mid-terrace property has a cloakroom/WC 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 includes a built-in wardrobe, the bathroom is simple yet stylish and the naturally-lit hallway provides additional space that could serve as a study area. 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 an allocated, off-street parking space and Albemarle Avenue is also within easy walking distance of Hartford Railway Station.

Tenure: Freehold.

Estate Charge: £22.36 per month (subject to annual review).

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

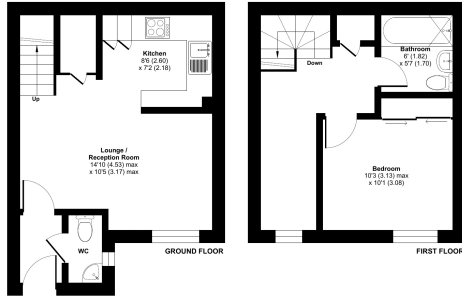
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

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.

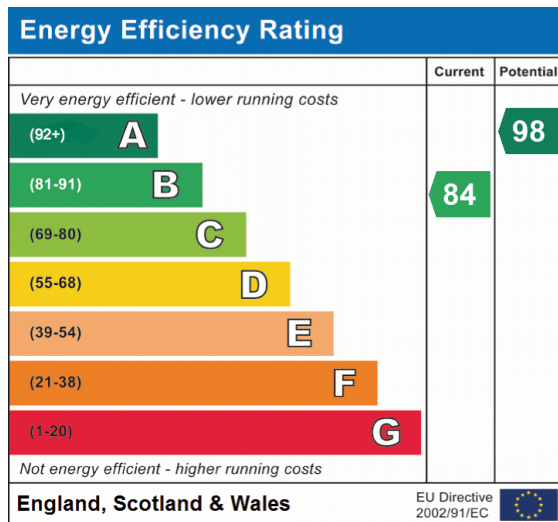


Albemarle Avenue, Hartford, Northwich, CW8

Approximate Area = 524 sq ft / 48.6 sq m
For identification only - Not to scale



1. Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Copyright 2025, prepared for Urban Moves, 10/21/2025.



DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Lounge / Reception Room

14' 10" max. x 10' 5" max. (4.53m x 3.17m)

Kitchen

8' 6" x 7' 2" (2.60m x 2.18m)

FIRST FLOOR

Landing

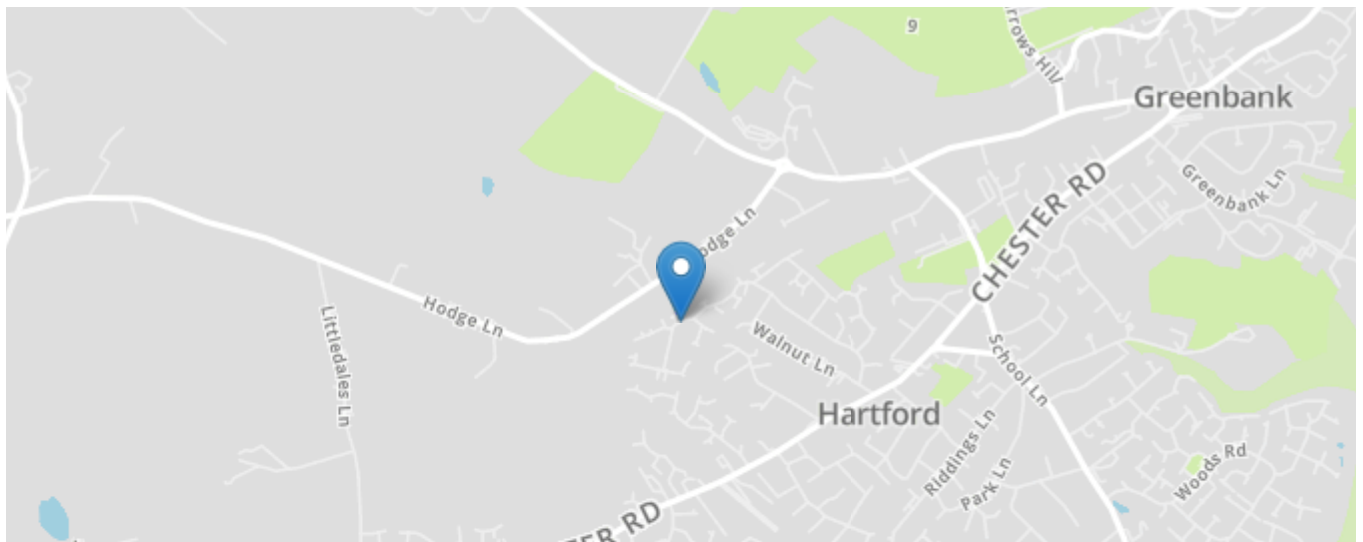
16' 6" x 4' 6" (5.03m x 1.37m)

Bedroom

10' 3" max. x 10' 1" (3.13m x 3.08m)

Bathroom

6' 0" x 5' 7" (1.82m x 1.70m)



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.