



£200,000

www.westates.co.uk 01606 331784



An end-terrace cottage, located in the heart of the village and currently configured as two separate flats.

- End-Terrace Cottage
- Village Centre Location
- Arranged as Two Apartments
- Great Investment Opportunity
- Tenancy Agreements in Place

## Description

2a & 2b King Street is an end-terrace cottage, located in the heart of the village and currently arranged as two separate apartments, each let on Assured Shorthold Tenancies. The properties are separately rated with their own services connected but are held one one legal title, so will be sold as one unit. The flats have their own private entrance doors and enjoy the same configuration, which includes a living room at the front of the building with views over the parish church, a kitchen dining room, bedroom and bathroom. There is parking at the rear with one space for each property.







## Location

Hartford is a bustling Cheshire village with an excellent range of local facilities including a hub of shops at its centre, offering everything you could want or need. There are three public house's in the village, The Red Lion, The Coachman and Hartford Hall Hotel, in addition there are two wine bars/bistros; Chime, located in the heart of the village and The Hart of Hartford, which is located on School Lane. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank station. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

## **Tenure** FREEHOLD

**EPC Rating: E** 

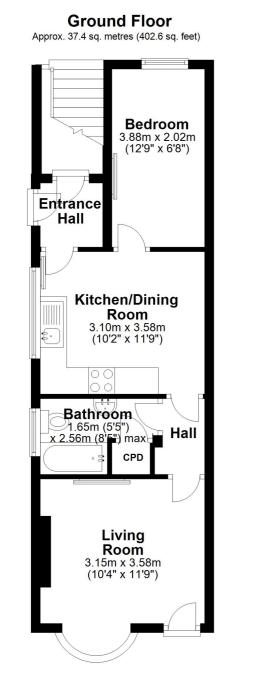
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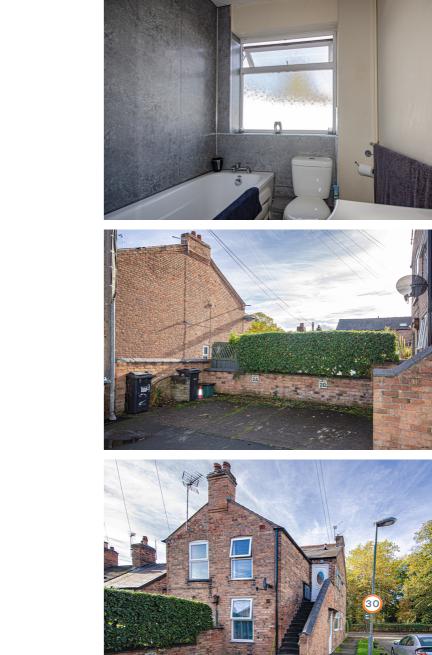




**illiams Estates** 



Total area: approx. 74.5 sq. metres (801.5 sq. feet)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Boomin