



6 Parker Avenue, Hartford, Northwich, Cheshire, CW8 3AH

**£900 pcm**



An extended 1930's semi-detached house, situated at the end of a small and popular cul-de-sac on the outskirts of the village. The property has been extended to the side to create a larger kitchen, utility room, WC, garage, double bedroom and shower room. Offered in excellent decorative condition with PVCu double glazing and gas central heating, the accommodation comprises: Entrance hall, lounge, family room, kitchen dining room, utility room, cloakroom/WC, four bedrooms, bathroom and shower room. Outside there is a driveway to front with parking for at least two cars along with a small garden and to the rear there is an enclosed garden with artificial lawn and patio areas. Unfurnished restrictions apply.

## GROUND FLOOR

### VESTIBULE

Storm porch with PVCu double glazed entrance door with matching windows to sides.

### ENTRANCE HALL

Double radiator, laminate flooring, staircase to first floor landing with storage cupboard beneath.

### LOUNGE

4.29m into bay x 3.30m (14' 1" x 10' 10")  
PVCu double glazed bay window to front, living flame effect gas fire, double radiator.

### FAMILY ROOM

4.19m x 3.30m (13' 9" x 10' 10")  
Gas fire set in feature fire surround, double radiator, laminate flooring, PVC double glazed back door with windows to sides leading to garden.

### KITCHEN DINING ROOM

4.17m x 2.31m (13' 8" x 7' 7") and 2.62m x 2.16m (8' 7" x 7' 1")  
KITCHEN AREA: Fitted with a matching range of base and eye level units with solid beech worktops, inset china Belfast sink, integrated fridge, freezer and dishwasher, plumbing for washing machine, built-in electric oven and four ring gas hob with extractor hood over, PVCu double glazed window to side, PVCu double glazed windows to rear, tiled flooring.

DINING AREA: PVCu double glazed window to rear, door to garden.

### DINING AREA

### UTILITY ROOM

2.91m x 1.53m (9' 7" x 5' 0")  
Space for electrical appliances, wall mounted gas boiler.

### CLOAKROOM/WC

Fitted with a two piece suite, comprising: low level WC and wash hand basin.

## FIRST FLOOR

### LANDING

PVCu double glazed window to rear.

### BEDROOM 1

4.27m x 3.30m (14' x 10' 10")  
PVCu double glazed window to front, radiator.

### BEDROOM 2

3.56m x 3.30m (11' 8" x 10' 10")  
PVCu double glazed window to rear, fitted double wardrobe, radiator.

### BEDROOM 3

2.79m x 2.79m (9' 2" x 9' 2")  
PVCu double glazed window to front, double radiator.

### BEDROOM 4

2.57m x 2.16m (8' 5" x 7' 1")  
PVCu double glazed window to front, radiator.

### BATHROOM

Fitted with a luxury, white three piece suite comprising free standing bath with mixer tap, pedestal wash hand basin and low-level WC, fully tiled walls, heated towel rail, uPVC double glazed window to side, tiled flooring.

### SHOWER ROOM

Fitted with a modern, white, three piece suite comprising shower cubicle with fitted electric shower, pedestal wash hand basin, low-level WC, fully tiled walls, heated towel rail, tiled flooring.

## OUTSIDE

### GARAGE

Reduced length. Integral garage with power and light connected, PVCu double glazed window to side, metal up and over door.

### GARDEN

Driveway to front with parking for at least two cars along with a mature garden with well stocked borders. Enclosed rear garden with patio and artificial lawn areas and well stocked borders.

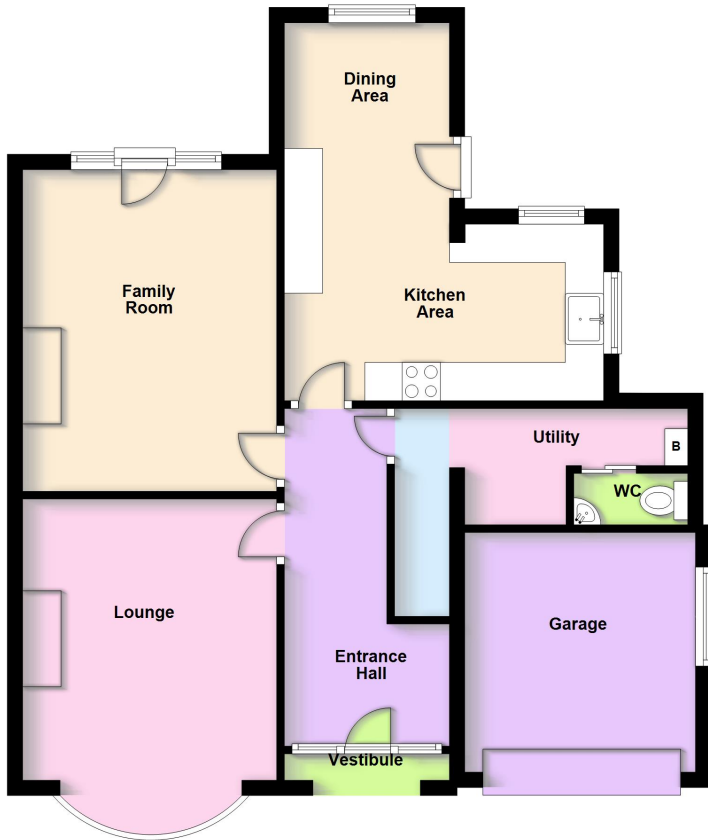




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### Ground Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



### First Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



Total area: approx. 122.4 sq. metres (1317.1 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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