



Rookery Cottages, Chester Road,  
Hartford, Northwich

**Guide Price: £150,000**  
**Freehold**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

**Rookery Cottages, Chester Road, Hartford, Northwich**  
**Guide Price: £150,000 Freehold**

Please call Reeds Rains to arrange your viewing on this two bedroom Cottage, located in a central location within the highly regarded and sought after village of Hartford. Close to local shops and highly regarded schools. Offered for sale with no onward chain and via our Fast Sale Service. EPC Grade C.

**Accommodation**

The internal accommodation consists of entrance door opening into the main living room through to the kitchen, with door opening onto the rear courtyard and stairs to the first floor landing. The first floor landing gives access into two double bedrooms and the family bathroom. Externally, the property is approached via a private no through road and has an enclosed rear courtyard.

**Location**

Hartford is one of the most sought after locations in the Northwich area. There are a variety of eateries, shops and schools on hand. Hartford train station offers direct links to Chester and Liverpool, the A556 is also within easy reach. Northwich is only a short drive away for a wider variety of amenities.

**Ground Floor**

7.74 x 4.51

**Living Room**

uPVC double glazed window to the front, radiator, stairs to the first floor landing and central feature fireplace with a decorative brick surround. Decorative tiled flooring.

**Kitchen**

uPVC double glazed rear window and door opening onto the rear courtyard area.

Modern range of white fronted wall, drawer and base units, sink unit with mixer tap an Aga style stove with double oven, grill and warming

draw. Space and plumbing for a couple of utilities, tiled to splash backs. Continued tiled flooring.

**Landing**

Access into all main first floor rooms. Loft hatch.

**Bedroom One**

3.78 x 3.05  
uPVC double glazed window with radiator below.

**Bedroom Two**

3.49 x 2.23  
uPVC double glazed window with radiator below.

**Bathroom**

3.81 x 2.19  
uPVC double glazed frosted window. Low level WC, pedestal wash hand basin and Jacuzzi panel bath with wall mounted power shower with a glazed screen. Fully tiled flooring and partly tiled walls. Radiator.

**Exterior**

Externally, the property is approached via a private no through road and has an enclosed rear courtyard.

**Auction Comments**

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. Upon close of a successful auction or if the vendor accepts an offer during the auction, there is no fee taken by the auctioneer however the buyer will be required to put down a non-refundable Reservation Fee of 4.2% to a minimum £6,000.00 which secures the transaction and takes the property off the market.

**Comments Continued**

Fees paid to the Auctioneer may be

considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Reeds Rains powered by IAM-Sold Ltd.

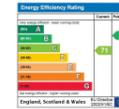
Holgate Park Drive, York, YO26 4GB  
Registered Number 2568254. VAT Reg No. 842 795 983.

All Measurements  
All Measurements are Approximate.

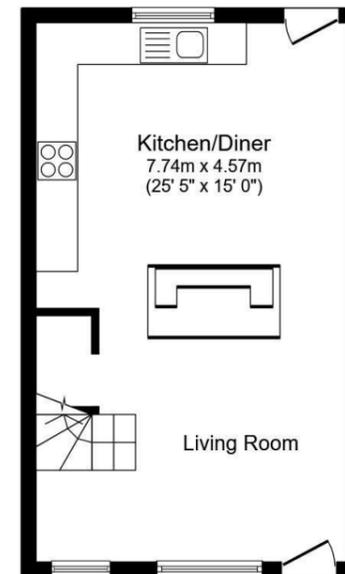
Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

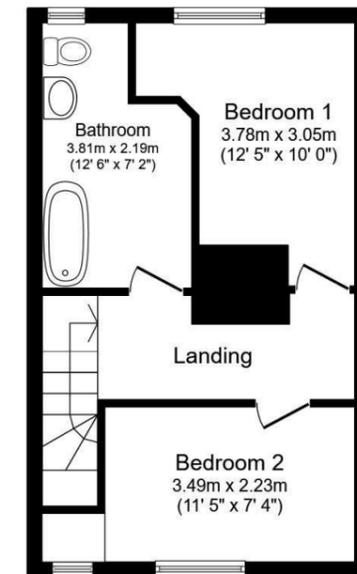
Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2,



For full EPC please contact the branch.



**Ground Floor**



**First Floor**

Total floor area 69.5 sq.m. (748 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com