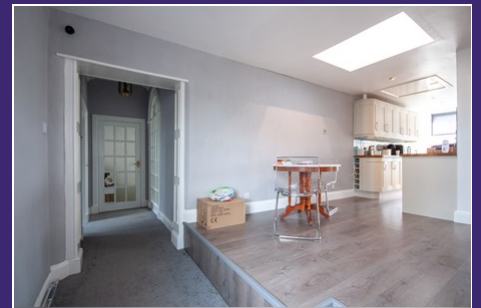




3, Riddings House, Park Lane, Hartford, Northwich, Cheshire, CW8  
1NE

**£700 pcm**



This is a large, first floor apartment set within a fine period house, which has been converted into four individual properties. The apartment is offered in excellent decorative order and feature gas central heating. The accommodation comprises: Communal reception hall with wide staircase leading to the first floor. Own front door leading to entrance hall. Dining Room, kitchen, lounge, two bedrooms and shower room. Outside there is allocated parking for two cars. Available beginning of March, restrictions apply.

## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

Glazed entrance door leading to communal reception hall with wide staircase leading to the first floor. Own private entrance door.

### **FIRST FLOOR**

#### **ENTRANCE HALL**

Window, open plan to dining room, built-in cupboard housing gas boiler, doors to bedroom 2 and shower room.

#### **DINING ROOM**

2.86m x 4.23m (9' 5" x 13' 11")  
A split level room with window to front, radiator, open plan to kitchen, doors to lounge and main bedroom.

#### **KITCHEN**

1.78m x 4.15m (5' 10" x 13' 7")  
Fitted with modern eye level wall and base cupboards with wooden worktops, stainless steel sink unit

with mixer tap and tiled splashbacks, plumbing for washing machine, built-in electric oven and gas hob with extractor fan over, window to rear.

#### **LOUNGE**

5.37m x 4.05m (17' 7" x 13' 3")  
Three windows, two radiators.

#### **BEDROOM 1**

4.58m x 4.23m (15' 0" x 13' 11")  
Feature period fireplace, fitted wardrobe, two windows, radiator.

#### **BEDROOM 2**

3.01m x 3.65m (9' 11" x 12' 0")  
Window, radiator.

#### **SHOWER ROOM**

2.00m x 2.24m (6' 7" x 7' 4")  
Fitted with a three piece suite, comprising: tiled shower cubicle with fitted mains shower, pedestal wash hand basin and low level WC, window, radiator.

EXTERNAL

PARKING

Two allocated parking space.



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.

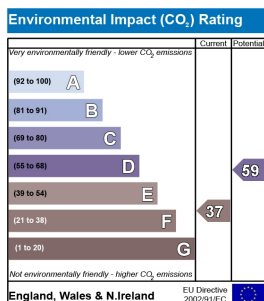
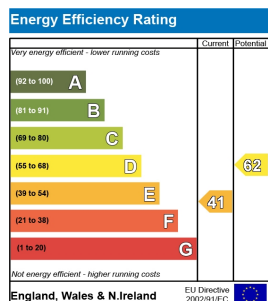
## First Floor

Approx. 83.2 sq. metres (896.0 sq. feet)



Total area: approx. 83.2 sq. metres (896.0 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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**Williams Estates**