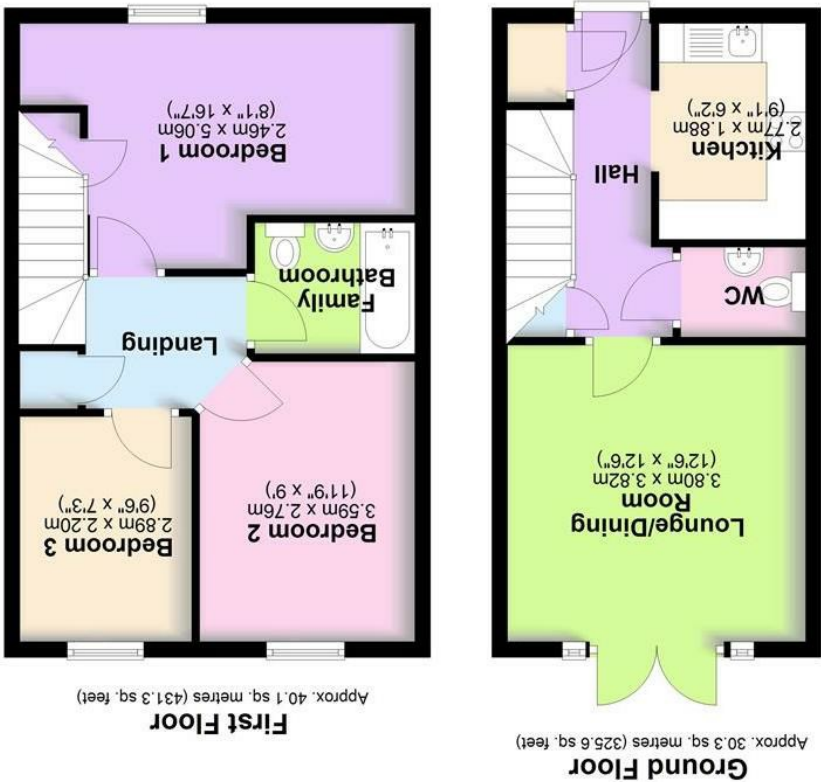


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 70.3 sq. metres (757.0 sq. feet)



£110,000



15 RUTHERFORD DRIVE
HARTFORD
NORTHWICH
CW8 1TS

3 2 1 B
COUNCIL TAX BAND: C



A well presented chain free shared ownership property with a double driveway located within walking distance of Hartford village

Shared Ownership Eligibility Criteria

Household earns £80,000 a year or less.

First-time buyer (or existing shared owner moving to another shared ownership home)

Income is sufficient to cover the mortgage (if applicable), rent and service charges

chosen Shared Ownership property is affordable and sustainable for the applicant(s)

If the applicant (s) is a serving member of the British Armed Forces, or have been honourably discharged in the last 2 years, then they will receive priority for buying a home through Shared Ownership.

Please note that if an applicant(s) are currently a home owner and want to buy with Shared Ownership, applicant(s) will need to find a buyer for their current property before their application will be considered.

If the applicant can afford to buy the property outright without Government assistance, they will not be considered eligible.

Full details can also be found on the website www.plusdane.co.uk .

Tenure

121 years left remaining on the 125 year lease and the total rent and services payable to Plus Dane Housing equates to £440.51 per annum.

Description

Owned by the vendor for three years this modern three bedroom terrace has been maintained throughout and is the perfect opportunity for first time buyers.

Externally the property has a double driveway to the front aspect with side access via the ginnel to the enclosed, west facing rear garden.

Ground floor accommodation comprises spacious entrance hallway with laminate flooring, two large built in storage cupboards, downstairs WC, a modern kitchen with laminate flooring with a range of low level and eye level units, one of which houses the combi boiler, integrated appliances including an extractor hood, four rings gas hob, electric oven, fridge/freezer and space for a washing machine.

The lounge/dining room has laminate flooring, measures over 12 ft by 12ft with French doors to the rear garden creating a light and airy reception room.

Upstairs comprises spacious landing with access to the loft space, two double bedrooms, a single bedroom/study and the modern three piece family bathroom.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School located within walking distance followed by St Nicholas Catholic High School and Weaverham High School which are only a short drive away.

Nearby primary schools also include Hartford Primary School, The Grange and Hartford Manor.

Hartford Village contains independent village shops, two supermarkets, lovely cafes and restaurants such as The Hart of Hartford and the Press coffee shop, all located within strolling distance.

Hartford also offers a range of leisure and community facilities including a tennis club, cricket club, bowling club and nearby golf course. The surrounding Cheshire countryside provides excellent opportunities for outdoor recreation, with scenic walks along the River Weaver and easy access to destinations such as Delamere Forest and Marbury Country Park.

Moss Farm Sports Complex is just a short distance and local golf clubs include Hartford, Sandiway and Vale Royal Abbey.

The property is located within walking distance to both Hartford train station (Liverpool to London) and Greenbank train station (Chester to Manchester).