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For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

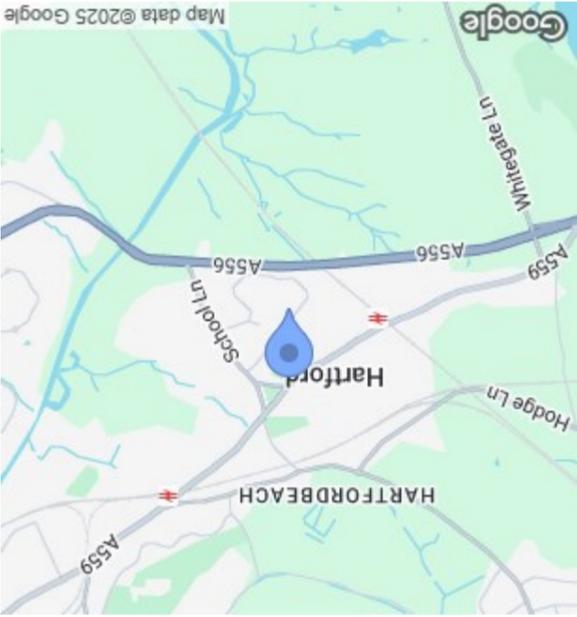
53 Park Lane, Hartford
Approximate Gross Internal Area:
1095 sq.ft 102 sq.m



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EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
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	D (39-54)
	E (21-38)
	F (1-20)
Not energy efficient - higher running costs	G
Current	58
Potential	75



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53 Park Lane
Hartford
Cheshire
CW8 1PY

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Asking Price
£460,000

53 Park Lane, Hartford, Cheshire, CW8 1PY

Merely a gentle stroll from the historic setting of a 16th century Grade II listed inn, highly regarded schools and a popular delicatessen with its own bakery, this chain free home sits within the picturesque village of Hartford. Tucked peacefully away towards the rear of a small cul de sac, its hugely versatile layout looks out onto the privacy of wrap-around gardens that provide the option of extending its impressive proportions further still (STNC).

Nestled within an abundance of greenery, a considerable private driveway hints at the sense of space and seclusion on offer. Once inside you'll discover a superbly easy flowing layout where a succession of generously sized rooms unfolds from the central hallway.

Bathed in sunlight and filled with garden views, two interconnecting reception rooms instantly spark the imagination. Double aspect and opening onto an extensive patio, the spacious lounge has a mid-century focal point fireplace. The dimensions of the adjacent dining room make it equally suited for everyday life.

Currently fully fitted with cabinets, the triple aspect kitchen adds to the sociable feel and could be refreshed and redeveloped into a first-class contemporary space. Its current layout includes ample space for a breakfast area and leads into a separate utility room. Double aspect doors give handy direct access to the driveway and garden.

Across the hallway three generous bedrooms sit peacefully away from the main living spaces providing plenty of flexibility. Two double bedrooms have plenty of storage within fitted wardrobes and a further bedroom could easily become a home office if needed. Together these three rooms currently share a bathroom and additional cloakroom.

Offering tranquillity and privacy, the leafy gardens and grounds of this cul de sac bungalow produce a wonderful choice of spaces in which to relax, unwind or simply potter about in the sunshine. At the front, fully stocked flowerbeds of clipped shrubs border a significantly sized private driveway that combines with a garage to give off-road parking to several vehicles. An open carport links the garage to the bungalow, its timber rafters guide you to idyllic gardens that wrap-around the majority of the home framed by high evergreen hedging and conifers that provide a cherished measure of seclusion and an evergreen backdrop. The extensive paved patio is ideally sized for al fresco dining and a substantial lawn is punctuated by a row of trees that subtly delineate this sunlit outdoor space.

