

Energy Efficiency Rating	
Current	Potential
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Very energy efficient - lower running costs Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

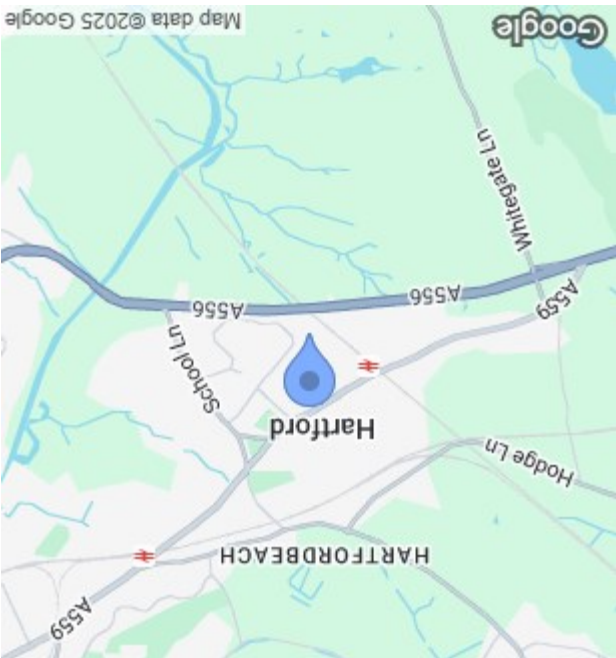
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

23 Warren Lane, Hartford
Approximate Gross Internal Area: 820 sq.ft 77 sq.m

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23 Warren Lane
Hartford
Cheshire
CW8 1RQ

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£325,000

Considered and instantly giving a notable sense of cohesion, a classic palette of refined greys and crisp contrasting white features throughout combining with generous dimensions to give a prized sense of space. Step inside and you'll find the honeyed tones of timber framed glazed doors complementing the flooring of an impressive hallway and opening onto brilliantly sized spaces in which to relax and spend time together. With plush carpeting underfoot, the immaculate lounge is filled with sunlight from wide windows with leafy views.

Designed to let the enviable gardens play an integral part of your daily life, to the rear of the house a stunning kitchen and dining area produces a hugely sociable open plan space. In the accomplished kitchen the warming balance of wood grain cabinets houses a first-class array of integrated appliances. Sleek grey speckled stone worktops supply a wealth of workspace whilst a matching peninsular with stylish batten detailing adds central bar stool seating that gives both definition and unity to the free-flowing layout. A deep under stairs cupboards provides handy hidden storage and a double-glazed door gives direct access to the patio. Perfectly positioned to admire the garden, the excellent dining area extends out onto a paved patio via sliding doors, making it temptingly easy to step out into the sunshine.

The exemplary presentation continues upstairs where an opaque landing window lets a lovely measure of natural light tumble in and a trio of bedrooms each have fitted storage cupboards and far-reaching views. Tastefully chosen carpets match those of the lounge and together they share a deluxe family bathroom. Arranged in a glazed sage green metro tile setting, its contemporary suite includes an inset bath with a folding Crittall screen and overhead shower.

Outside to the front of the property deep shingle beds are fully stocked with the leafy foliage of established low-level trees and shrubs that subtly give a coveted level of privacy to the lounge as well as an attractive introduction to the lifestyle on offer. To the side a considerable brick paved driveway combines with a detached garage to provide a notable amount of private off-road parking. When it comes to relaxing and unwinding in the summer sun, the beautifully landscaped rear garden gives you every excuse to take time out from a busy day. A prodigious paved patio proffers a seamless extension of the dining area and kitchen making it easy to enjoy al fresco dining, while a cleverly secluded decked terrace sits to the rear of the garage set to the backdrop of contemporary slatted fencing. Borders of pristinely clipped mature shrubs and hedging pepper this inviting space with colour and interest throughout the seasons.

