



2 Warren Lane, Hartford, Northwich, Cheshire, CW8 1RQ
£350,000

Situated on a generous corner plot in the picturesque village of Hartford, this well-presented three-bedroom detached home offers spacious and versatile family accommodation. The property benefits from a newly fitted kitchen, separate dining room, conservatory and modern shower room, with gas central heating and uPVC double glazing throughout. The ground floor comprises an entrance hall, downstairs WC, lounge, newly fitted kitchen, dining room and conservatory, while the first floor provides three bedrooms and a modern shower room. Outside, the property boasts a well-maintained front garden with planted borders and driveway providing off-road parking. The mature rear garden features a lawn, large gravelled area and additional paved patio. Ideally located within walking distance of local schools and Hartford train station, with excellent commuter links nearby, this attractive family home is ideally placed for both convenience and connectivity. Early viewing is highly recommended.

Accommodation

This well-presented three-bedroom detached property occupies a generous corner plot in the picturesque village of Hartford, offering well-proportioned and versatile accommodation ideal for family living. The property benefits from a newly fitted kitchen, separate dining room, conservatory and modern shower room.

Ideally positioned within walking distance of local schools and Hartford train station, the property also offers excellent access to commuter routes. The accommodation benefits from gas central heating and uPVC double glazing throughout.

The ground floor comprises an entrance hallway, downstairs cloakroom/WC, lounge, kitchen, separate dining room and conservatory, while the first floor offers three bedrooms and a modern shower bathroom.

Ground Floor

Entrance Hallway

With uPVC double-glazed entrance door, opaque side window, stairs rising to the first floor, useful storage cupboard and radiator.

Understairs Cloakroom/WC

Fitted with a low-level WC and wash hand basin, opaque uPVC double-glazed side window, carpet flooring and radiator

Lounge: 13'00" x 11'09"

A well-proportioned reception room with front-facing uPVC double-glazed window, feature fireplace, carpet flooring and radiator.

Kitchen: 9'00" x 9'11"

Newly fitted with a stylish range of wall, base and drawer units with complementary work surfaces incorporating a stainless-steel sink with mixer tap. Integrated appliances include a hob, single oven, microwave, extractor fan and slimline dishwasher. The kitchen also benefits from wood-effect flooring, plinth heater, uPVC double-glazed window and door leading through to the conservatory.

Dining Room: 11'03" x 7'10"

A separate dining area with carpet flooring, rear-facing uPVC double-glazed window and radiator

Conservatory: 10'07" x 10'00"

A useful additional reception space with uPVC construction, tiled flooring and door providing access to the rear garden.

First Floor

Landing

With uPVC double-glazed side window, access to the loft space and useful storage cupboard.

Bedroom One: 12'08" x 10'06"

With front-facing uPVC double-glazed window, fitted wardrobes providing excellent hanging and storage space, and radiator.

Bedroom Two: 10'06" x 10'03"

With rear-facing uPVC double-glazed window, fitted wardrobe and radiator.

Bedroom Three: 9'09" x 7'04"

With front-facing uPVC double-glazed window, useful storage cupboard and radiator.

Shower Bathroom

Fitted with a modern three-piece white suite comprising low-level WC, hanging wash basin with storage drawer and separate shower cubicle. Further features include tiled walls, opaque uPVC double-glazed windows to the side and rear elevations, and radiator

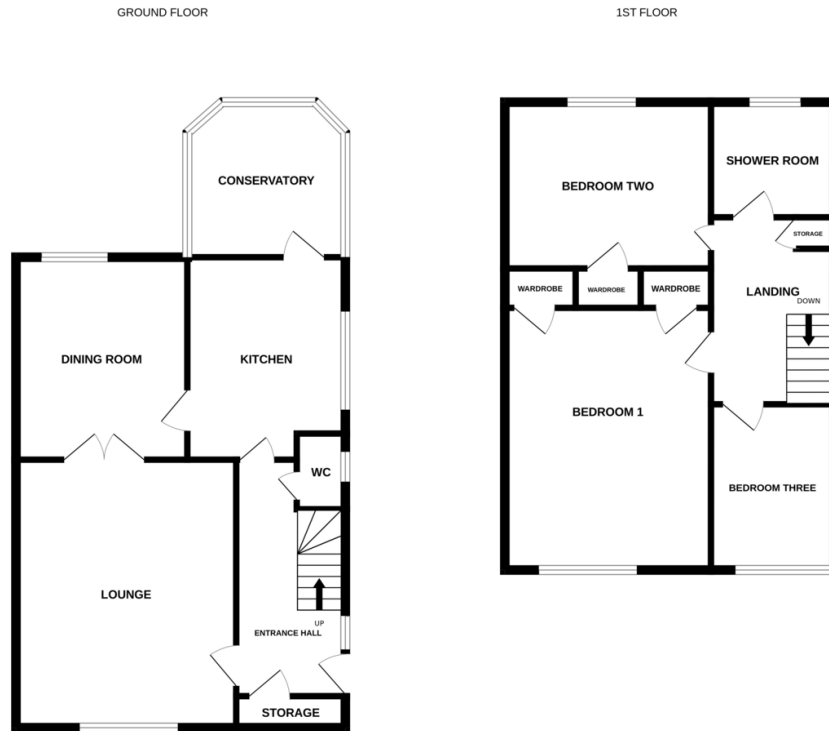
Externally

The property occupies a generous corner plot, with the front garden featuring a well-maintained lawn, planted borders.

To the rear is a delightful mature garden offering a lawned area, fenced boundaries and additional paved patio, providing an excellent space for outdoor entertaining and relaxation. A driveway providing off-road parking, together with a detached garage offering useful additional parking and storage.

This attractive detached home offers versatile accommodation, a generous corner plot, detached garage and a desirable village location, with excellent access to local schools, Hartford train station and commuter links. An internal viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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