





An older-style semi-detached house situated in a desirable village

- Older Style Semi-Detached Home
- Two Reception Rooms
- Kitchen Breakfast Room
- Office & Utility Room
- Two Double Bedrooms
- Modern Bathroom
- Mature Garden & Ample Parking

Description

An older-style semi-detached house situated in a desirable village. The property has undergone substantial extensions and improvements in recent years, including the addition of a single-story kitchen breakfast room to the rear, a utility room and office to the side, and a useful reception porch to the front. Notably, the property is presented in excellent decorative condition throughout, with additional features such as a recently upgraded kitchen and bathroom, and a boiler that was replaced only two years ago. The property comprises a porch and hallway, a lounge, a dining room, a kitchen breakfast room, a cloakroom/WC, a utility room, and an office on the ground floor, along with two double bedrooms and a bathroom on the first floor. The rear features a mature south-facing garden, while the front boasts a block-paved driveway with ample parking space for several vehicles.



Location

Davenham, a diminutive village situated to the south of Northwich, stands out among its Cheshire counterparts by preserving an exceptional array of local amenities, nearly rendering it self-sufficient. These amenities encompass a Spar supermarket and filling station, a pharmacy, hairdressers and barbers, a florist, and a fish and chip shop. Notably, the village boasts two highly esteemed pubs: The Oddfellows Arms and The Bulls Head, renowned for its exceptional culinary offerings, particularly its delectable homemade local cuisine. Davenham is also home to a village primary school that consistently achieves outstanding Ofsted ratings, complemented by the well-regarded Country High School Leftwich, situated nearby. The A556 and A49 conveniently provide access to the region’s extensive road network, with Manchester and Liverpool airports conveniently located within a 20-mile radius. While Northwich offers a broader spectrum of amenities, including prominent supermarkets such as Waitrose, Sainsbury’s, and Tesco, Davenham’s unique charm and exceptional local offerings continue to captivate its residents.

Tenure

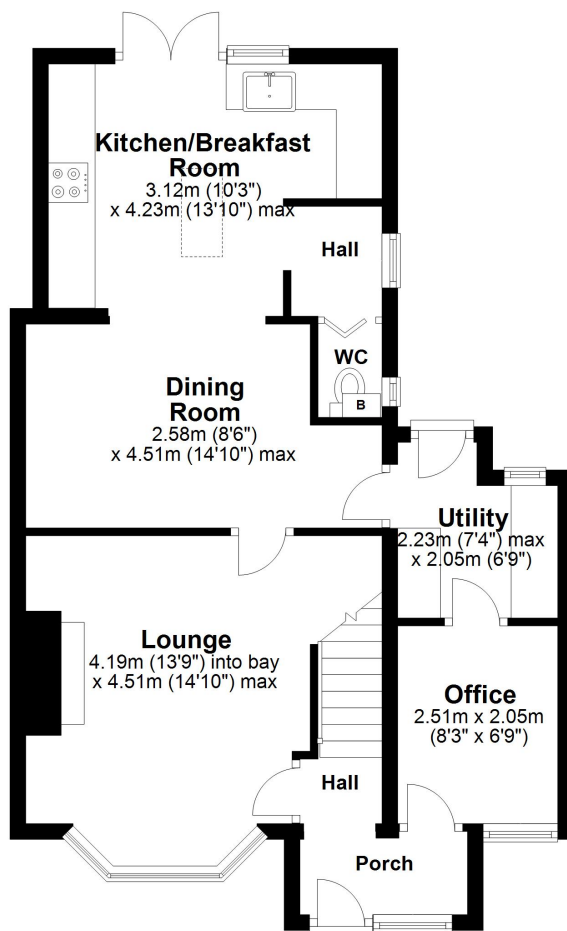
FREEHOLD

EPC Rating:



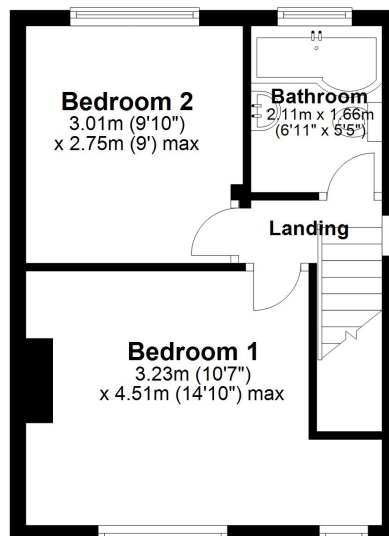
Ground Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



Total area: approx. 84.2 sq. metres (905.9 sq. feet)



Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA.

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