





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 is a small village located due south of Northwich and unlike many surrounding Cheshire villages it still retains an excellent range of local amenities making it almost self sufficient. These include a Spar supermarket and filling station, a pharmacy, hairdressers and barbers, a florist and fish and chip shop along with two really popular pubs, The Oddfellows Arms and The Bulls Head, the later with a great reputation for good, home made, local food. There is a village primary school which always excels with its Ofstead ratings and the well regarded Country High School Leftwich is close by. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

## Tenure

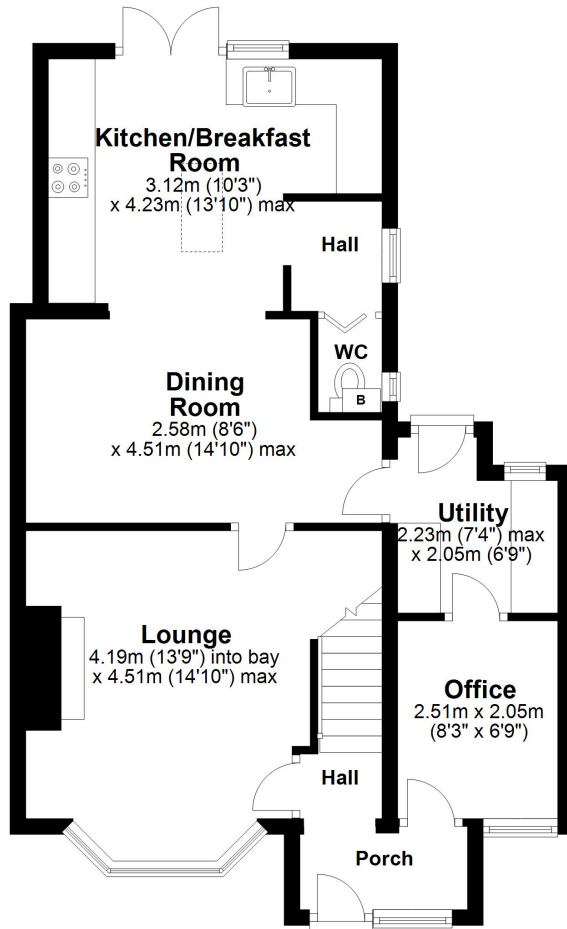
FREEHOLD

## EPC Rating:



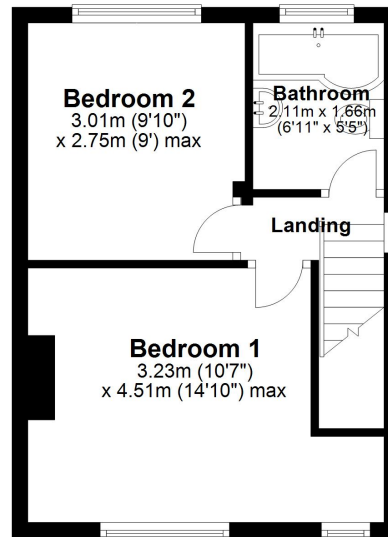
## Ground Floor

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)



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