



56a, Mere Bank
Northwich CW9 8NL

£500,000

www.westates.co.uk
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A superb, detached family home, sited on the edge of the village with open countryside views to the rear.

- Superb Detached Family Home
- Village Location
- Open Countryside Views to Rear
- Four Reception Rooms
- Four Bedrooms
- Private Gardens
- Detached Garage & Driveway

Description

A superb, detached family home, sited on the edge of the village with open countryside views to the rear. The property has been the subject a complete make-over in recent times and is offered in 'show house' style condition throughout. With gas central heating and PVCu double glazing, comprises: Entrance hall, cloakroom/WC, office (currently used as a boot room), family room, lounge, conservatory, dining room, kitchen, utility room, first floor landing, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally there are good size gardens that wrap round three sides and there is a detached garage and driveway with parking for several cars.



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 Ofsted 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

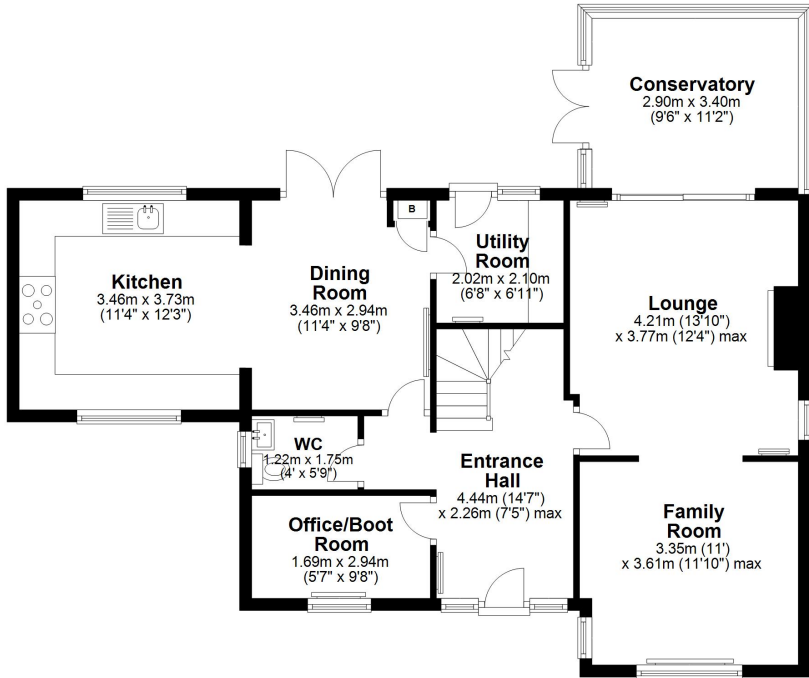
FREEHOLD

EPC Rating: D



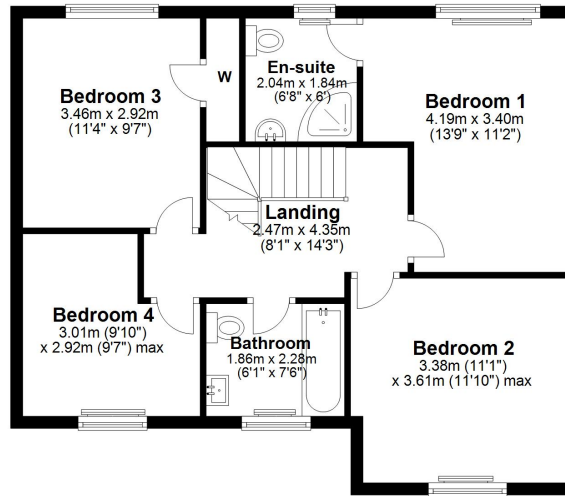
Ground Floor

Approx. 86.3 sq. metres (929.4 sq. feet)



First Floor

Approx. 62.9 sq. metres (676.9 sq. feet)



Total area: approx. 149.2 sq. metres (1606.3 sq. feet)



Boomin

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.