



27 Hartford Road, Davenham, Northwich, Cheshire, CW9 8JA

**£220,000**



A beautifully presented two bedroom cottage, located close to the centre of the village. The property has been modernised in recent years and is offered in excellent decorative condition throughout, featuring gas central heating. The accommodation comprises: Lounge with feature wood burning stove, inner hall with staircase to first floor and a large kitchen dining room with built-in appliances on the ground floor and two double bedrooms and a luxury bathroom on the first floor. Outside there is a large back garden with lawn and patio area and there is an outside wash house/utility room. There is room to park a small car on the front garden.

## GROUND FLOOR

### LOUNGE

3.30m x 3.46m (10' 10" x 11' 4")

Original entrance door, sash window to front, wood burning stove set in feature fire surround, double radiator, picture rail, , under-stairs storage cupboard, door to inner hall with staircase to first floor and further door to:

### KITCHEN DINING ROOM

3.65m x 3.46m (12' x 11' 4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap and tiled splashbacks, integrated fridge and dishwasher, oven housed in chimney breast, double radiator, original quarry tiled flooring, part glazed back door to garden.

## FIRST FLOOR

### LANDING

Double radiator.

### BEDROOM 1

3.30m x 4.51m (10' 10" x 14' 10")

Sash window to front, double radiator, picture rail.

### BEDROOM 2

4.59m x 2.38m (15' 1" x 7' 10")

PVCu double glazed window to rear, double radiator.

## BATHROOM

Fitted with a three piece suite comprising freestanding roll top bath with shower and curtain over, pedestal wash hand basin and low-level WC, PVCu double glazed window to rear, double radiator.

## OUTSIDE

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Enclosed front garden with tarmac area suitable to park small car. Side passage front the front of the house with lockable door leading to rear. To the rear there is a long back garden which is mostly laid to lawn and features a patio area behind the house.

## WASH HOUSE

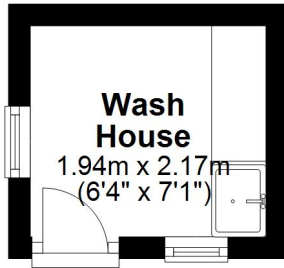
Situated at the rear of the house with power and light fitted, Belfast sink unit, plumbing for washing machine and space for other appliances.



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.

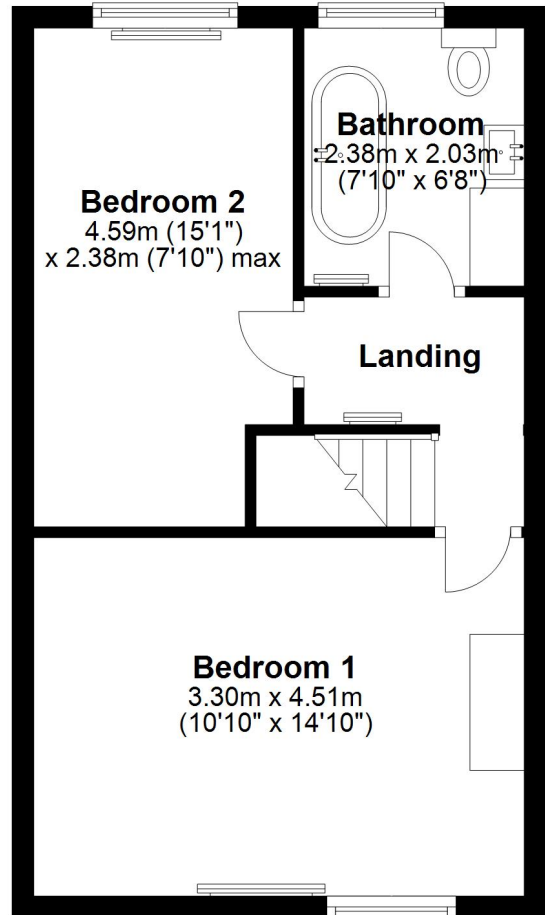
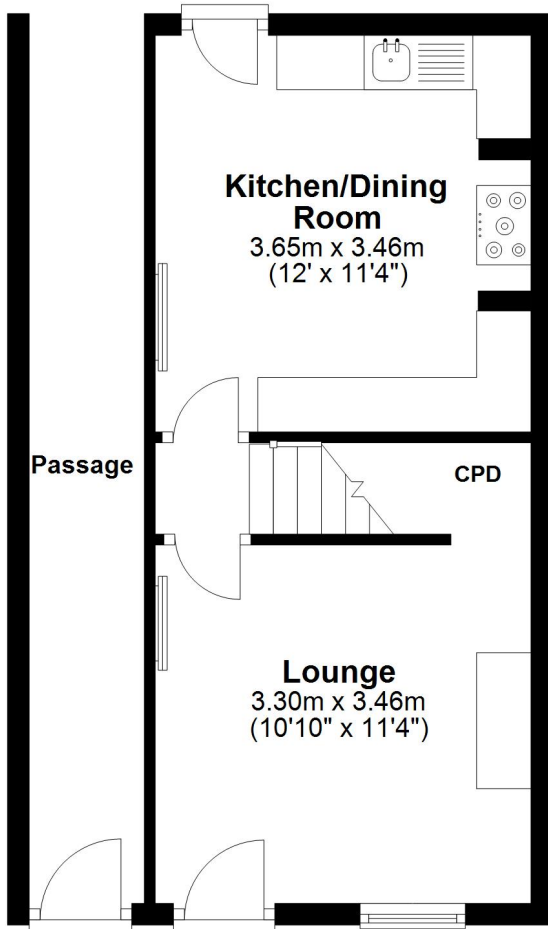
## Ground Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 77.1 sq. metres (829.6 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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