





An immaculately presented, semi-detached family home with a private rear garden.

- Modern Semi-Detached Home
- Entrance Hall & Cloakroom/WC
- Lounge
- Kitchen Dining Room
- Three Bedrooms
- Two Bath/Shower Rooms
- Private Garden
- Garage & Driveway

Description

An immaculately presented semi-detached family home on a popular development. The property is presented to an extremely high standard with gas central heating and PVCu double glazed windows. Comprises a wide entrance hall with the stairs to first floor and a door leading to the downstairs WC. The lounge features a modern, glass fronted fire set in a feature chimney breast wall. A kitchen dining room extends the width of the house with a fantastic range of fitted units and appliances and there is a very useful utility cupboard, which cleverly closes itself off when not in use. Upstairs there are three bedrooms, the main bedroom with a walk-in wardrobe and en-suite shower room and the second bedroom with a built-in wardrobe. There is also a family bathroom and landing area. Outside there is a private rear garden, that backs onto a protected wood and the price also includes a garden room/office. to the side of the house there is a driveway and detached garage.



Location

Hill Top Grange forms part of a small development, which is located on the edge of the village and adjacent to Kingsmead. local amenities are well catered for in Davenham and include a Spa supermarket, a selection of smaller shops, two public houses and the well regarded Davenham CE Primary School. Kingsmead also has a local centre with a good selection of shops, a pub and other facilities and also has its own, highly regarded primary school. The County High School Leftwich is the local high school and is currently rated excellent by Ofsted. Two railways serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank or Northwich station. The nearby A556 easily facilitates access to the region's major road network with Manchester and Liverpool airports both within 20 miles.

Tenure

LEASEHOLD. 999 years from 1st January 2016.

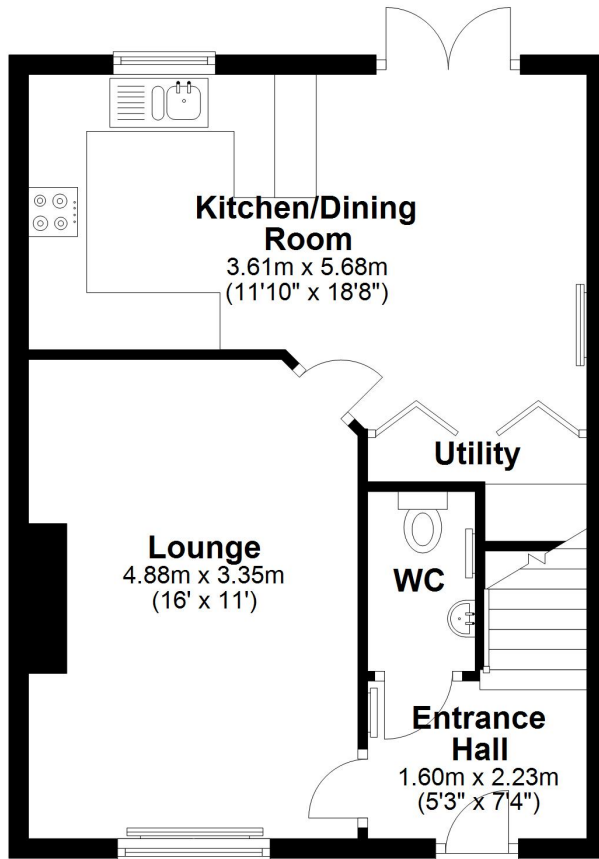
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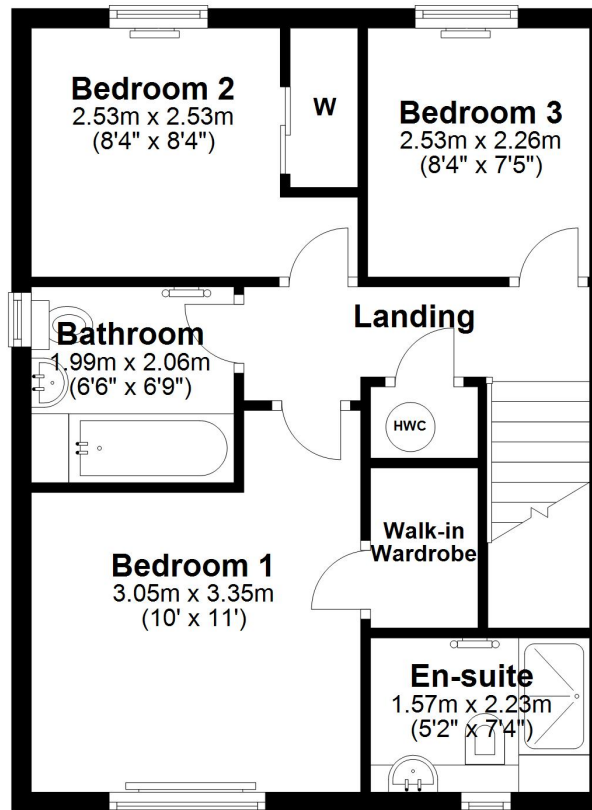
Ground Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 88.4 sq. metres (951.2 sq. feet)