



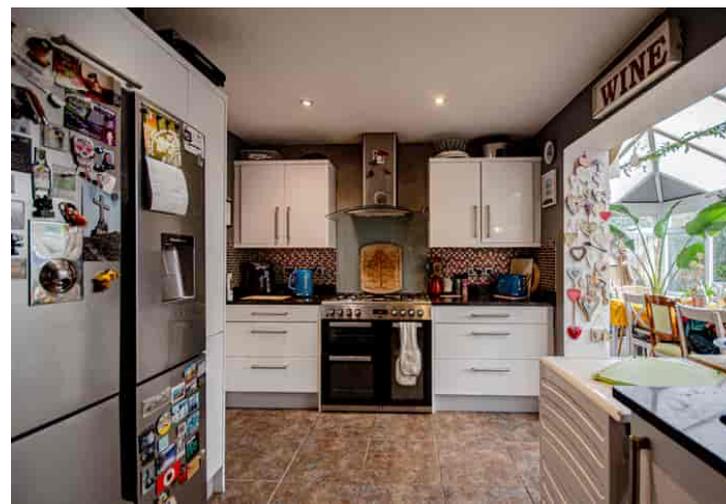


A well proportioned, detached, family home located on the edge of the village.

- Detached Family Home
- Two/Three Reception Rooms
- Kitchen & Conservatory
- Utility Room
- Three/Four Bedrooms
- Two Bath/Shower Rooms
- Gardens & Driveway

Description

A really well-proportioned, detached family home, situated on the outskirts of the village. The property has been extended and improved in recent years, most notably the garage has been converted to create an additional reception room or bedroom and there is a large conservatory to the rear, which is open plan from the kitchen. With gas central heating and PVCu double glazing, comprises: Reception porch, entrance hall, cloakroom/WC, through lounge dining room, conservatory, kitchen, utility room, reception room/bedroom, first floor landing, three double bedroom, en-suite shower room and bathroom. Externally there is a private rear garden and there is a driveway to the front.



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

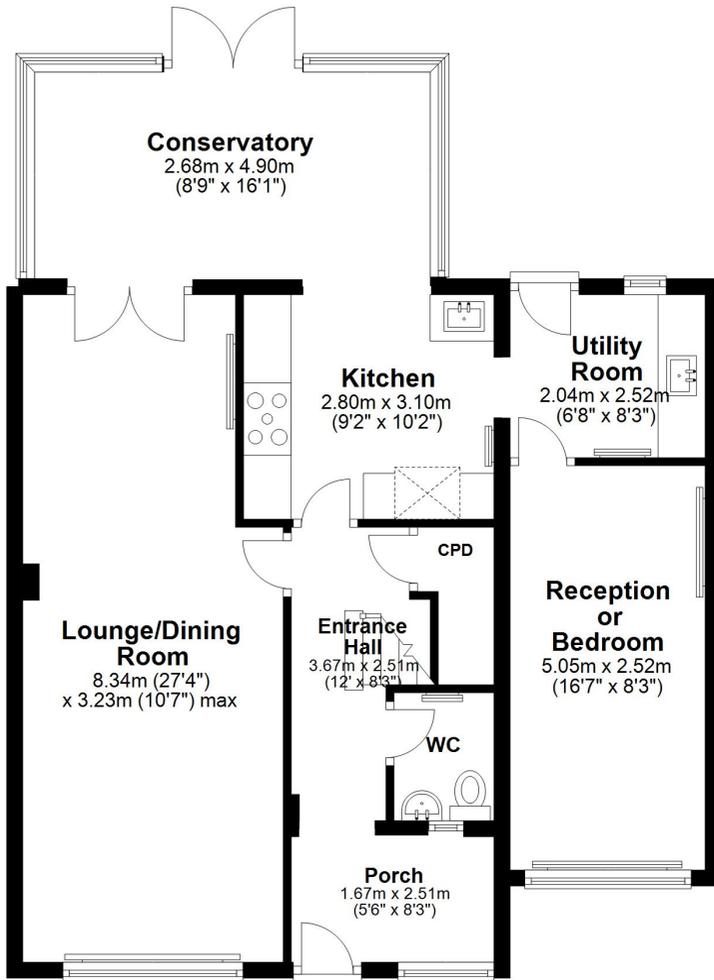
FREEHOLD

EPC Rating:



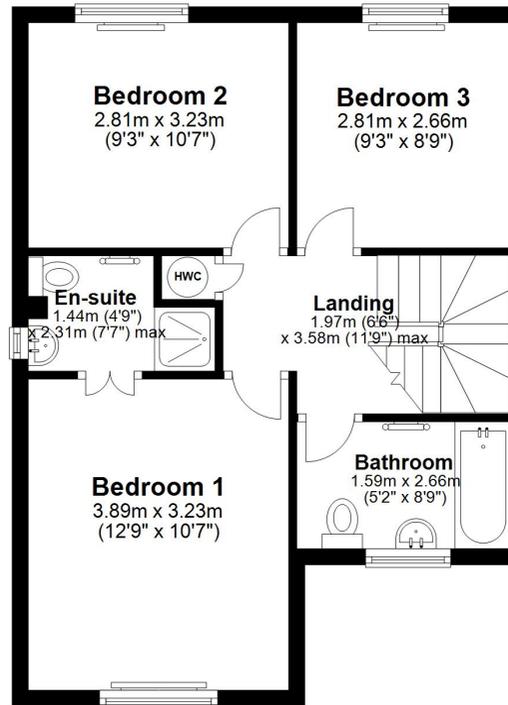
Ground Floor

Approx. 81.1 sq. metres (873.1 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 126.2 sq. metres (1357.9 sq. feet)

