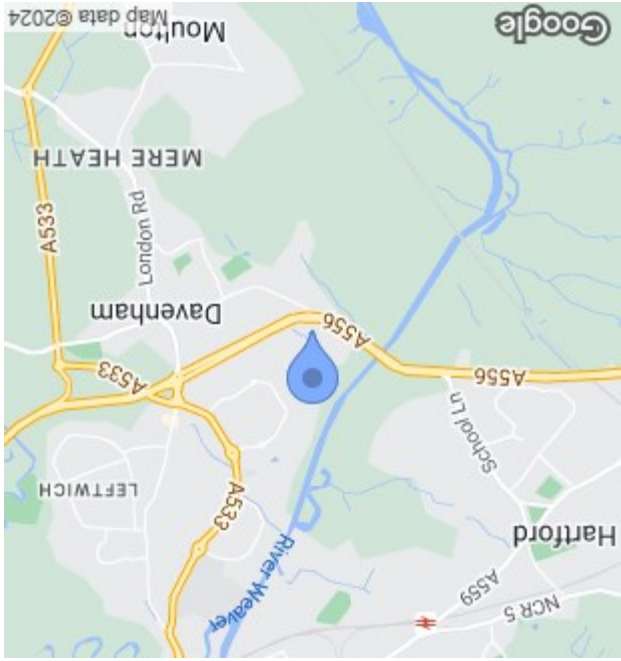
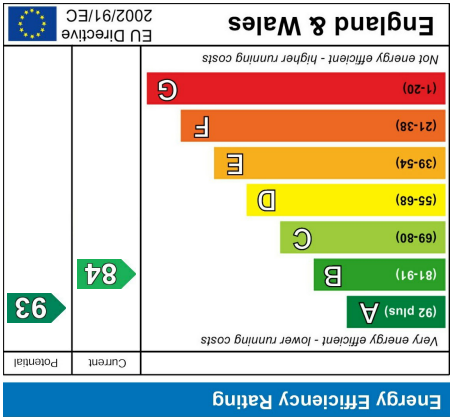
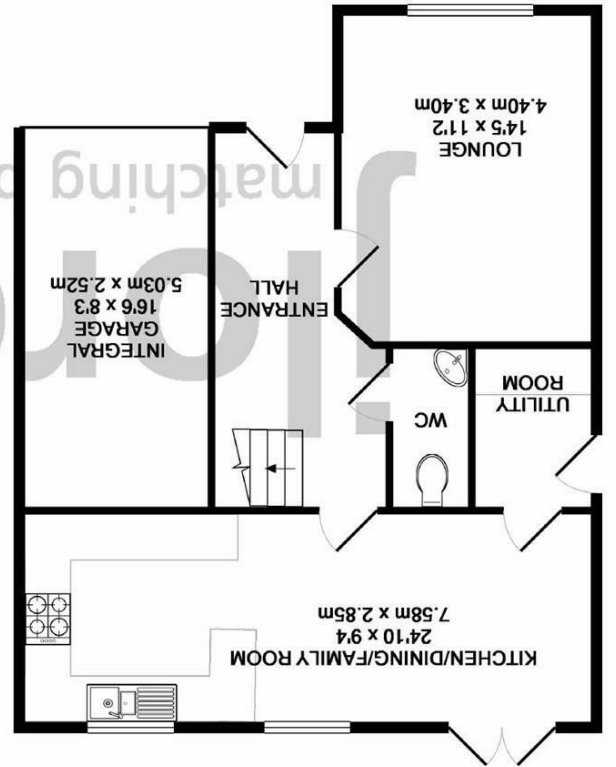
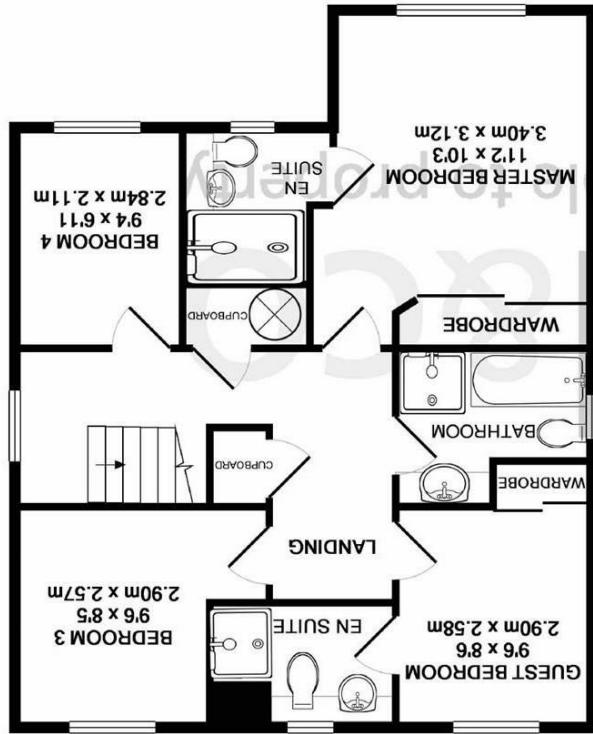


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



1ST FLOOR
APPROX. FLOOR AREA 695 SQ.FT. (64.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 1394 SQ.FT. (129.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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GROUND FLOOR
APPROX. FLOOR AREA 699 SQ.FT. (65.0 SQ.M.)



8 Hill Top Grange
Davenham
Northwich
Cheshire
CW9 8XB



£425,000

Entrance hallway

An extremely spacious and welcoming entrance hallway, with neutral decor and doors leading to all the principal ground floor reception rooms.

Downstairs WC

An unusually spacious downstairs WC, fitted with a contemporary white suite and stylish tiled flooring.

Lounge

14'4" x 11'8"

A superb size reception room, which is beautifully presented, and which enjoys delightful open views to the front aspect.

Kitchen/dining/family room

25'1" x 9'4"

A remarkably spacious, open plan kitchen/dining/family room, which overlooks the rear garden, and includes French doors opening onto the paved terrace within the rear garden. With stylish wood effect flooring, there is ample space for both a dining table and a sofa, and the kitchen area is fitted with an excellent range of contemporary cream gloss units, complemented by dark wood effect work surfaces. The kitchen itself has an integral stainless steel gas hob, canopy extractor, double eye-level oven, dishwasher and fridge/freezer, and there is a modern breakfast bar/seating area.

Utility room

Fitted with a range of matching units and work surfaces, and with further stylish wood effect flooring, the good size separate utility room has space and plumbing for a washing machine and tumble dryer, along with a doorway leading to the side of the property.

Bedroom one

14'2" x 11'8"

A generously proportioned double bedroom, which is ideally positioned with views to the front aspect, and features a superb range of fitted wardrobes.

En suite shower room

Fitted with a contemporary white suite, including modern wood effect vanity unit housing the wash hand basin and WC, large walk-in shower cubicle housing a power shower, tiled flooring and a chrome heated towel rail.

Bedroom two

9'10" x 8'8"

A further spacious double bedroom, which is immaculately presented and features a stylish wallpaper wall, and a range of fitted wardrobes.

En suite shower room

With modern grey tiling to the floor and walls, the en suite is fitted with a contemporary white suite, including fitted vanity storage housing the wash hand basin and WC, power shower and chrome heated towel rail.

Bedroom three

11'9" x 9'4"

A sizeable double bedroom with stylish presentation and views over the rear aspect.

Bedroom four

9'3" x 7'1"

A good size fourth bedroom which enjoys views to the front aspect.

Bathroom

Fitted with a contemporary white three piece suite, separate shower cubicle housing a power shower, with modern wood effect flooring and neutral tiling to the walls. The bathroom also features a wood effect vanity unit housing the wash hand basin, and a chrome heated towel rail.

Outside

The property occupies a magnificent plot, within a private cul de sac overlooking open green space to the front. To the front the property has a lengthy well maintained lawned garden, with well established attractive borders, and a driveway which provides off road parking and leads to the single integral garage. To the rear, the property has the benefit of a thoughtfully landscaped garden, which is mainly laid to lawn, and features a large Indian stone terrace, and well stocked borders.

