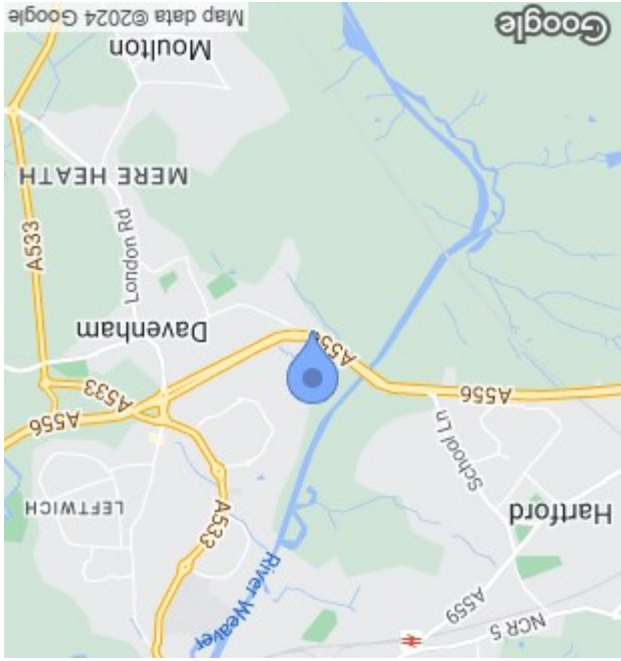


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

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 The position & size of doors, windows, appliances and other features are approximate only.  
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	47
Potential	82



235 Hartford Road  
 Davenham  
 Northwich  
 CW9 8JT



Asking Price  
 £280,000

This lovingly maintained semi-detached property sits on a superb plot and is walking distance to the village and all of the amenities it offers including the high performing Primary School. To the ground floor there is a spacious entrance hallway leading to a dining room with an attractive bay window overlooking the front garden and original picture rails, extended lounge which has sliding patio doors that provide delightful views of the rear garden and fields beyond. The good size kitchen has a range of fitted units and space for a variety of appliances, this leads through into a utility area and downstairs w.c and a door leads out to the rear garden. The first floor accommodation includes; two double bedrooms, a single bedroom and a bathroom with a white suite. To the front the property has a driveway providing parking for several vehicles and a lawn garden. To the rear is a superb private garden that has the luxury of open views over fields and woodland. The garden is mainly lawn with a central path and paved seating area.

