

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.

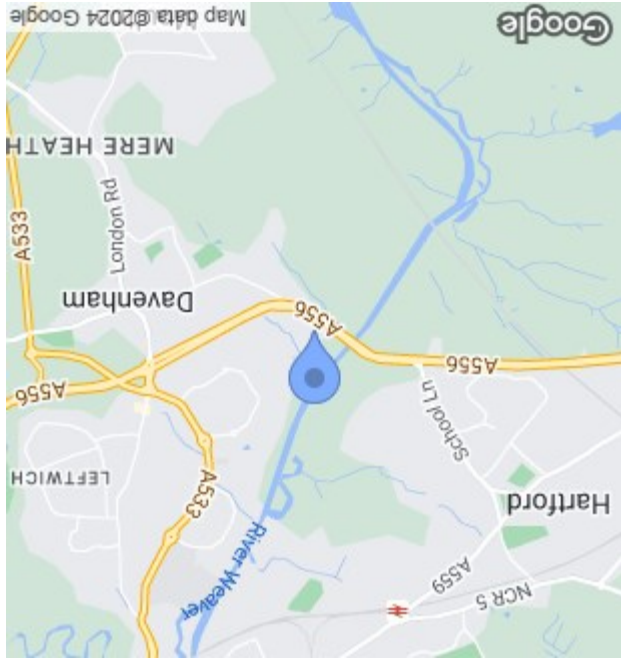
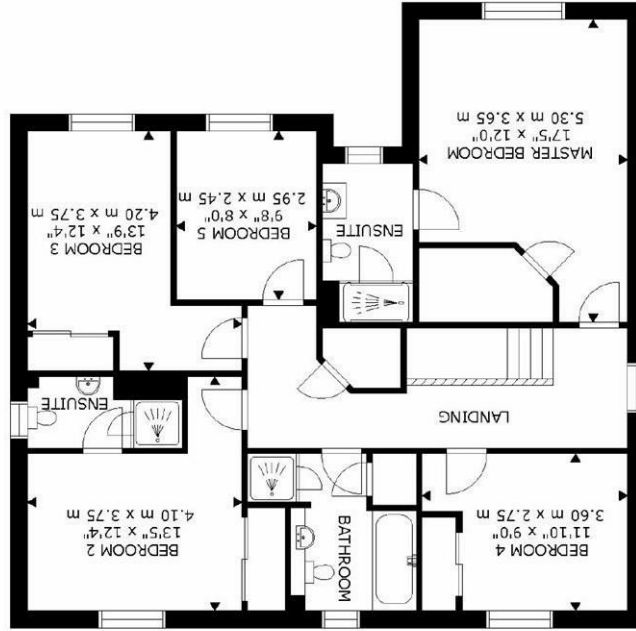
FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

GROSS INTERNAL AREA
GROUND FLOOR: 1012 sq ft, 94 m²
FIRST FLOOR: 1012 sq ft, 94 m²
TOTAL: 2024 sq ft, 188 m²

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating	
Current	Potential
93	85
Very energy efficient - lower running costs A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G (1-20)	
Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales	



53 Scarfell Crescent
Davenham
Cheshire
CW9 8XD



Asking Price
£550,000

Entrance hallway

A light and spacious entrance hallway with modern neutral tiled flooring and fresh neutral decor.

Living room

17'5" x 39'4"

An impressive, spacious reception room which is flawlessly presented in neutral tones, and enjoys views to the front aspect.

Kitchen/dining room

30'2" x 10'6"

A spectacular, 30' open plan kitchen/dining room which provides the focal point to this magnificent family home. With two windows, and French doors opening onto the rear garden, the kitchen/dining room is flooded with natural light, and immaculately presented with neutral decor and tiled flooring. The spacious dining area has ample space for a large table and chairs, and the kitchen is fitted with an array of contemporary white gloss units, complemented by granite effect work surfaces. The kitchen has a range of integral appliances, including stainless steel five burner gas hob with canopy extractor above, double eye-level electric oven, dishwasher, and fridge/freezer.

Converted garage

16'9" x 16'7"

Providing excellent additional ground floor living space, the former double garage has been converted into a large reception room which lends itself to a variety of uses, but currently used as a family room. The garage doors have been retained to the exterior, giving the option to easily convert back to a double garage.

Laundry room

A large separate laundry room, with modern wood effect flooring, which has space and plumbing for a washing machine, a range of contemporary white gloss units with granite effect work surfaces, and a doorway leading to the side of the property.

Downstairs WC

The stylish wood effect flooring continues into the downstairs WC, which is fitted with a contemporary white suite, and a modern wood effect vanity unit which houses the wash hand basin.

Master bedroom

17'5" x 12'0"

A substantial and beautifully presented double bedroom, which has a large walk-in wardrobe, and a delightful Juliet balcony to the front aspect.

En suite shower room

With stylish tiling to the floor and walls, the en suite shower room is fitted with a contemporary white suite, including large shower cubicle housing a power shower, chrome heated towel rail and modern white gloss, wall-hung vanity unit housing the wash hand basin.

Bedroom two

13'5" x 12'4"

A further wonderfully spacious, neutrally decorated, double bedroom, which overlooks the rear aspect and features fitted wardrobes.

En suite shower room

Fitted with a contemporary white suite, stylish neutral tiling to the floor and walls, and separate shower cubicle housing a power shower.

Bedroom three

13'9" x 12'4"

An immaculate and stylish double bedroom overlooking the front aspect, with fitted wardrobes.

Bedroom four

11'10" x 29'6"

A fourth double bedroom which is perfectly presented in neutral tones, with built-in wardrobes.

Bedroom five

9'8" x 26'3"

A well-proportioned fifth bedroom, with neutral decor and views to the front aspect.

Bathroom

A luxuriously appointed bathroom, fitted with a contemporary white three piece suite, neutral tiling to the walls and tiled effect flooring. The bathroom also features a chrome heated towel rail, and an excellent range of stylish built in vanity storage space.

Outside

Ideally placed at the end of a cul de sac, the property occupies a generous size plot, with ample driveway parking and good size mature lawn garden to the front. To the rear, the property has the benefit of a generous south facing lawn garden which is not overlooked and features a paved patio that can be accessed via the French doors in the kitchen/dining room.

