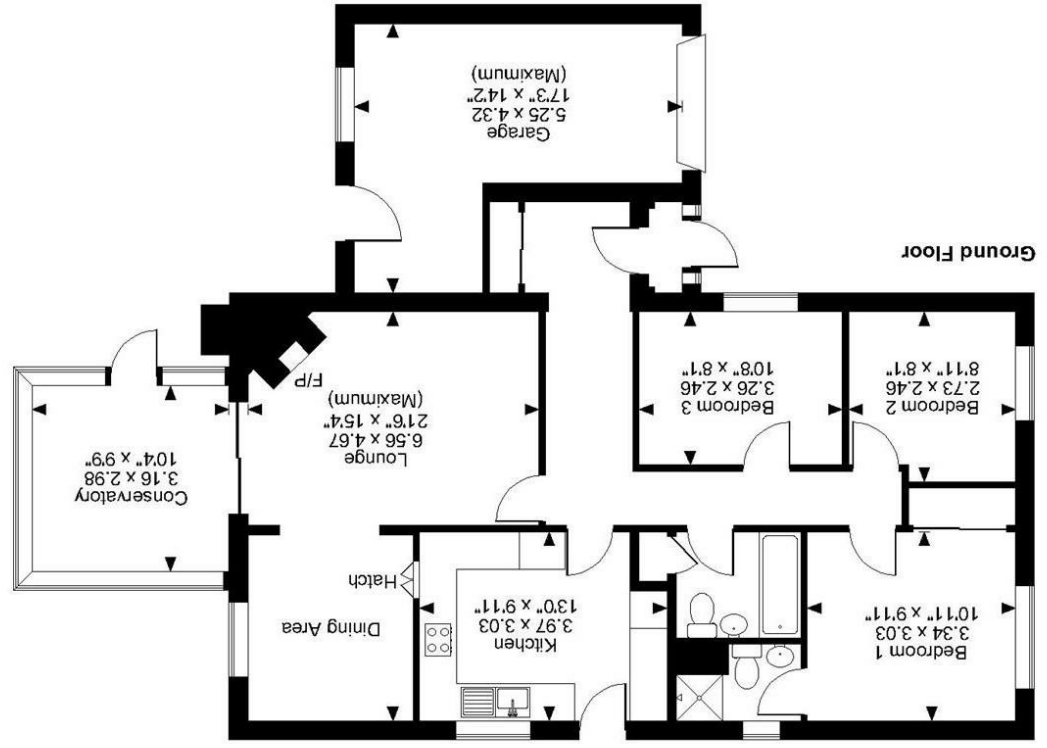


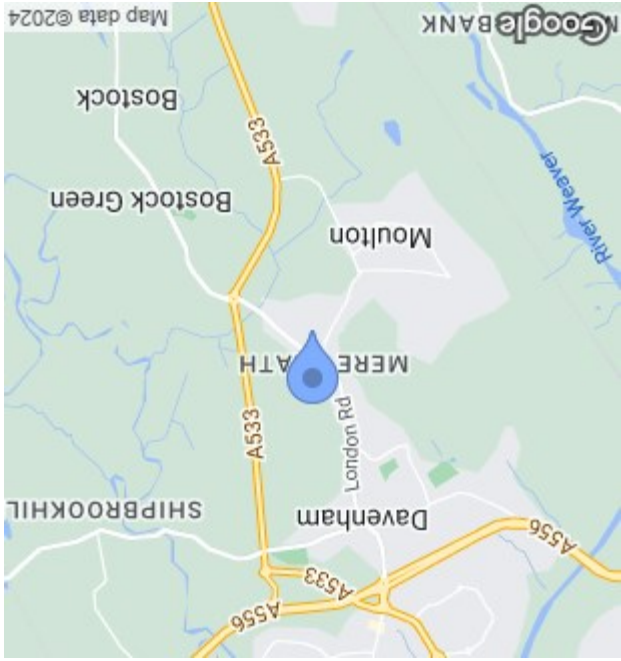
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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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Mere Bank, Davenham
 Approximate Gross Internal Area
 Main House = 1033 Sq Ft/96 Sq M
 Garage = 184 Sq Ft/17 Sq M
 Total = 1217 Sq Ft/113 Sq M

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	69
Potential	84



8 Mere Bank
 Davenham
 Northwich
 Cheshire
 CW9 8NL

- 3
- 2
- 2

Asking Price
 £375,000

This perfectly located detached bungalow offers modern neutral décor throughout and provides well proportioned accommodation. A welcoming entrance hallway leads to all principal rooms including; a superb 21ft lounge which is open plan to the dining room, and also provides access into the conservatory which enjoys views of the delightful rear garden. The kitchen is well appointed with a range of Shaker style fitted units providing a wide variety of storage options and integrated appliances including; eye level double oven, gas hob, dishwasher, refrigerator and freezer. There are three good size bedrooms, the master bedroom has fitted wardrobes and an en suite shower room. A modern bathroom with a white suite completes the accommodation. The property sits on a pleasant plot with a lawn garden to the front and a driveway leading to the single integral garage. To the rear is a south west facing garden that enjoys an excellent degree of privacy.

Property Information

Tenure: Freehold

Services: All mains services

Heating: Gas & Electric

Council Tax Band: E

Broadband: Yes

Mobile Signal: Yes

Parking: Driveway and Garage

Rights or Restrictions: No

