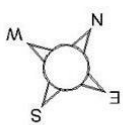
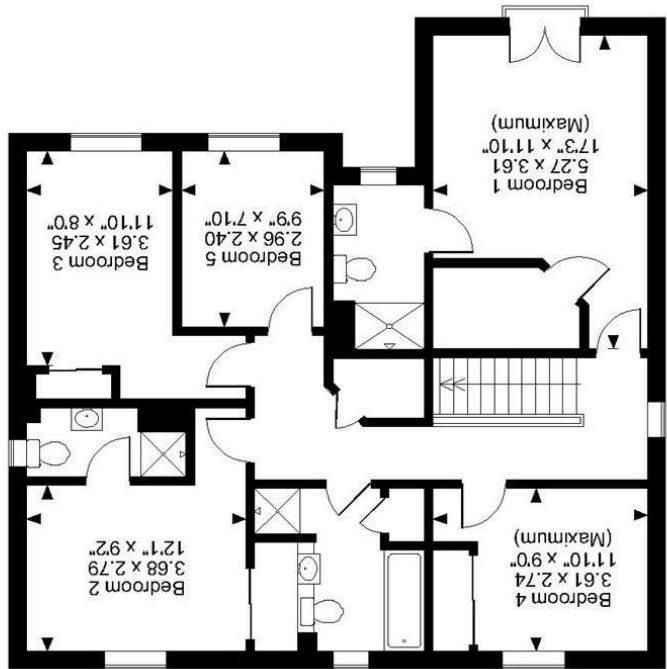


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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

The position & size of doors, windows, appliances and other features are approximate only. Denotes restricted head height. Unauthorised reproduction prohibited. Drawing ref. dig/8576296/NGS

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

First Floor

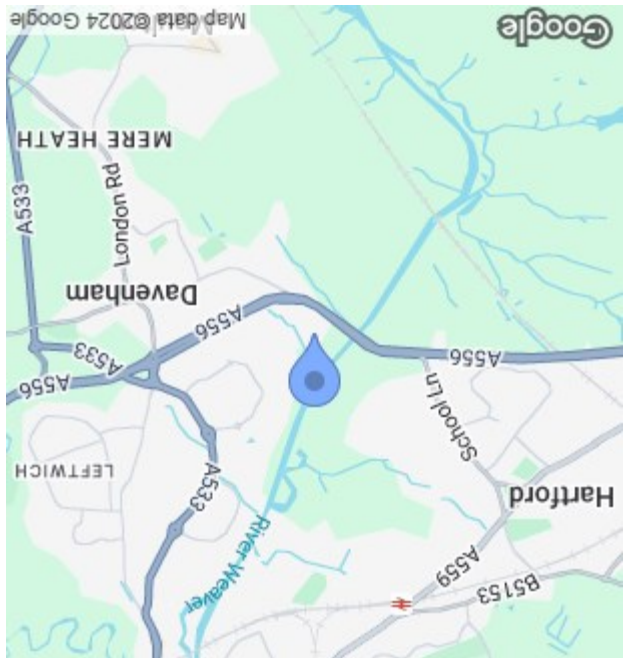


Hill Top Grange, Davenham
 Approximate Gross Internal Area
 Main House = 1720 Sq Ft/160 Sq M
 Garage = 263 Sq Ft/24 Sq M
 Total = 1983 Sq Ft/184 Sq M

Ground Floor



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Average	E (39-54)
Below average	F (21-38)
Very poor energy efficient - higher running costs	G (1-20)
Current	85
Potential	93



47 Hill Top Grange
 Davenham
 Cheshire
 CW9 8XB

- 5
- 3
- 2

Asking Price
 £500,000

Perfectly located on the outskirts of this extremely popular development, this outstanding property offers far reaching open views to the front over the River Weaver and beyond. On entering the property you are greeted by a spacious and welcoming entrance hallway that leads through to all principal rooms including the generous lounge which is positioned overlooking the leafy front aspect. An open plan kitchen/dining/family room is located overlooking the rear garden and extends the full width of the property, with centrally positioned patio doors and two additional windows that together floor this room with natural light. The kitchen is well appointed with gloss white units stylishly complemented by dark wood effect work tops and flooring and a range of Smeg appliances. There is access into the garage from the kitchen. A spacious utility room and downstairs w.c complete the downstairs accommodation. The first floor offers five good size bedrooms all with modern neutral decor, the master bedroom suite enjoys a Juliet balcony, a walk-in wardrobe and en suite shower room and the second bedroom also has an en suite shower room. A good size family bathroom completes the first floor accommodation. The property sits on a good size corner plot, to the front is a lawn garden and double with driveway leading to an integral double garage. To the rear is a fully enclosed, generous lawn garden with two decked terraces perfectly positioned for both outdoor dining and enjoying the sunshine.

