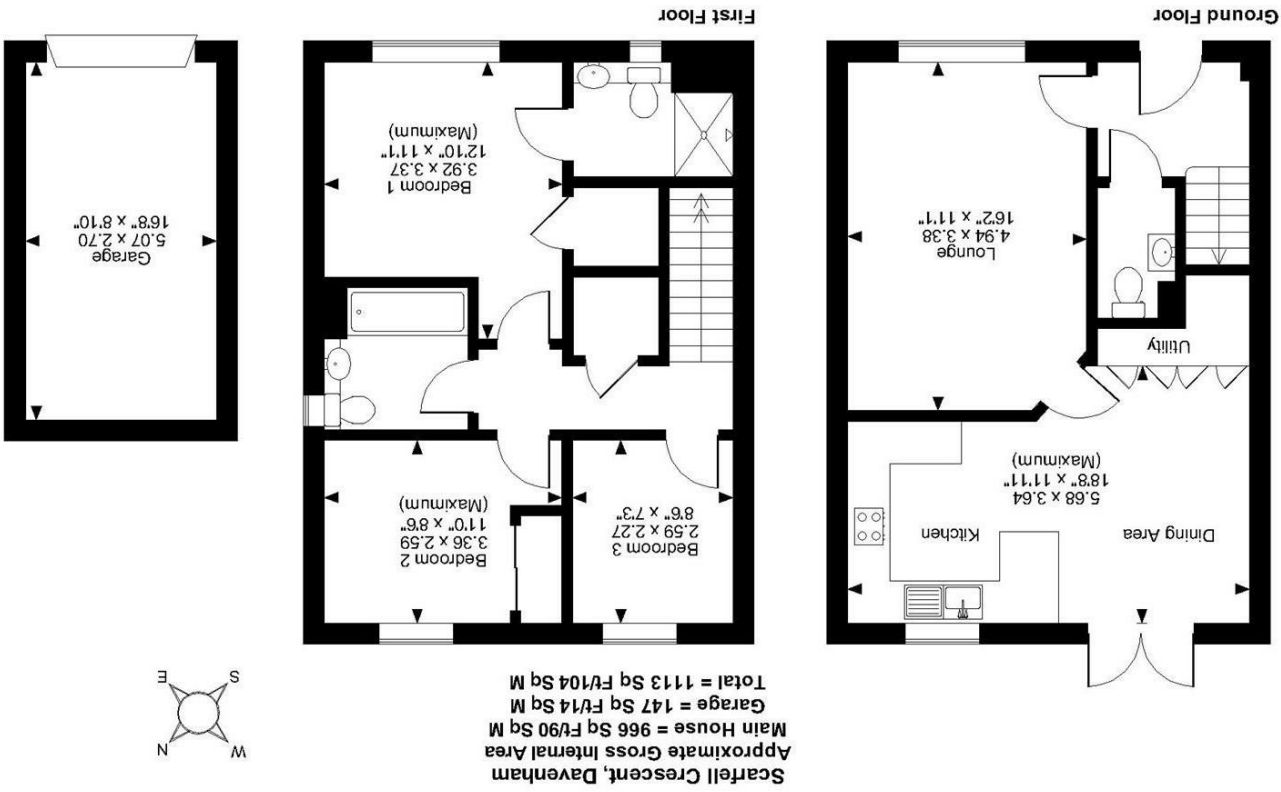
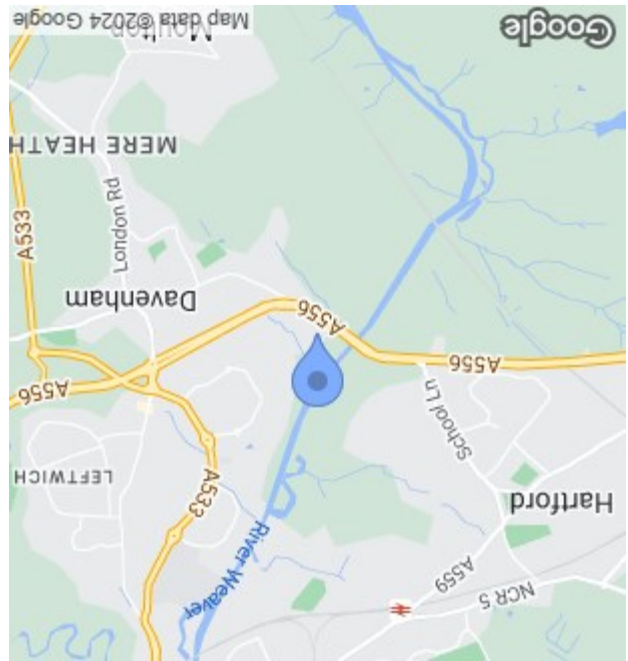


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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

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	
(1-20) G	
Not energy efficient - higher running costs	
Current	84
Potential	95



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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22 Scarfell Crescent  
Davenham  
Northwich  
Cheshire  
CW9 8XD



£315,000

This surprisingly spacious semi-detached property is located on the extremely popular Hill Top Grange development. The property offers a wide entrance hallway with the stairs to first floor and a door leading to the downstairs WC. The lounge is located overlooking the pleasant front aspect. A kitchen dining room extends the width of the house with an excellent range of fitted units and appliances, in addition there is a utility cupboard, which can be closed off when not in use. Upstairs there are three bedrooms, the main bedroom has a walk-in wardrobe and an en-suite shower room and the second bedroom has built-in wardrobes. A good size bathroom completes the first floor accommodation. Outside there is a lawn garden to the rear which is fenced to all boundaries and to the side of the house there is a driveway and detached garage.

