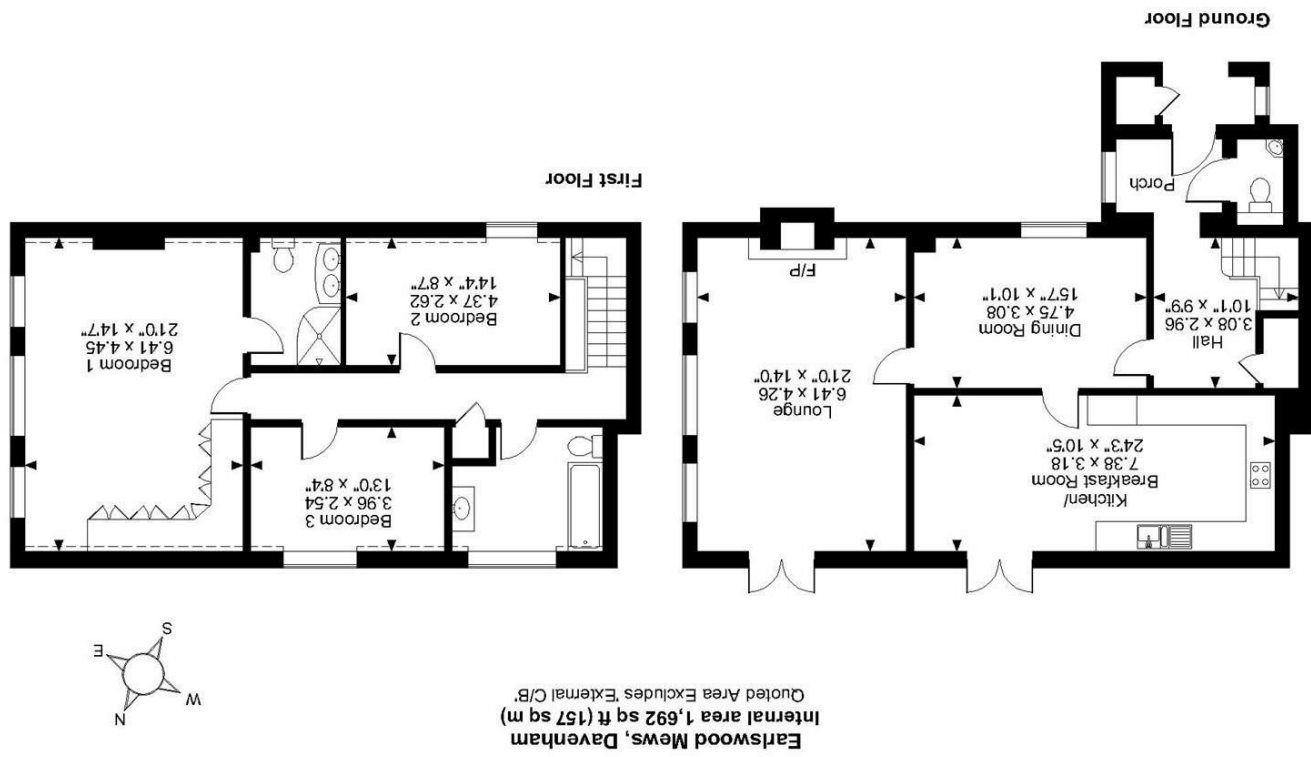
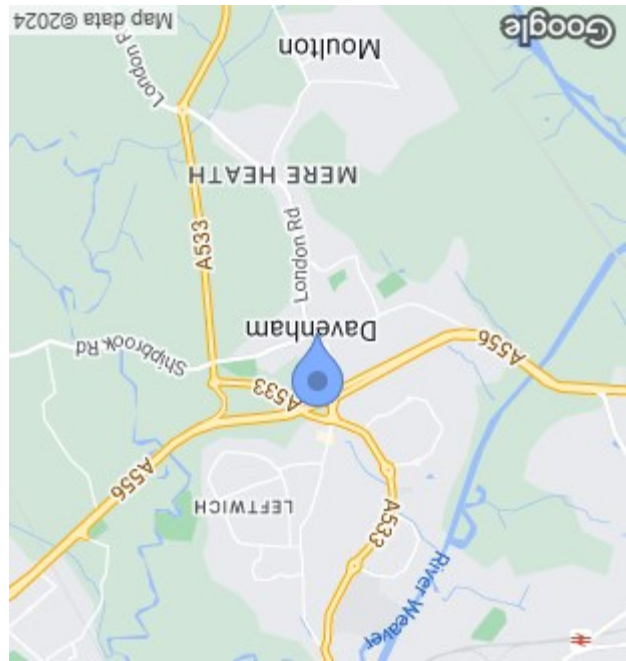


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.  
□ Denotes restricted head height  
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Energy Efficiency Rating	
Potential	Current
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 (1-20) G	
EU Directive 2002/91/EC	



5 Earlswood Mews Hartford Road  
Davenham  
Northwich  
Cheshire  
CW9 8JA



£400,000

### Entrance Hallway

10'1" x 9'8"

The property is accessed via a porch which provides the perfect space for removing shoes and boots prior to entering the property. A traditional solid timber door provides access into the welcoming and spacious entrance hallway. This generous area has attractive arched windows providing a view into the village and offers space to hang coats and store footwear away, before proceeding onto the original school parquet wood flooring which then continues through to the principal ground floor rooms. A turned staircase leads up to the first-floor landing and has a good size storage cupboard below.

### Kitchen/Breakfast Room

24'2" x 10'5"

This generous kitchen provides ample space for a good-sized family dining table which can be positioned in front of the French doors to enjoy views of the rear garden. The kitchen is fitted with modern, sleek, white and red statement units which are complemented by grey tiled splash backs and laminate worktops. Integrated appliances include; double electric ovens, four burner gas hob with overhead extractor fan and washer/dryer there is space for a dishwasher and free standing fridge/freezer.

### Dining Room

15'7" x 10'1"

This versatile space is currently being used as a dining room but lends itself to many other uses including; family room or home office. Natural light floods the room via the beautiful original windows which overlook the front aspect.

### Lounge

21'0" x 13'11"

This superb dual aspect reception room features traditional French doors that open onto the rear patio area and three separate windows overlooking the side aspect into the village centre, which together flood the room with natural light. There is a central, Cheshire brick fireplace with a stone hearth and timber mantle housing an electric wood burning stove.

### Downstairs W/C

The downstairs cloakroom is fitted with a modern white suite comprising; w.c and corner wash hand basin, with white tile splash back with a feature tile trim.

### Bedroom One

21'0" x 14'7"

This outstanding double bedroom has period charm in abundance, with exposed timber beams and three traditional gothic style windows overlooking the pleasant village aspect. There is a superb range of fitted furniture providing a wide variety of storage options.

### En Suite Shower Room

Fitted with a modern white suite comprising; large corner shower cubicle, double wash basins and w.c. There are fitted cupboards providing useful storage.

### Bedroom Two

14'4" x 8'7"

A further double bedroom with modern neutral decor, exposed timber beams, and an attractive dormer style window overlooking the front aspect.

### Bedroom Three

12'11" x 8'3"

A third bedroom, currently used as a home office, which also has a dormer style window and overlooks the rear garden.

### Bathroom

This surprisingly spacious bathroom is flooded with natural light via the three large gothic style windows and is fitted with a traditional white suite comprising; bath with overhead shower, w.c and freestanding vanity table with top mounted wash bowl and feature tiling.

### Outside

This historical property is situated in the centre of the village within walking distance to all of the shops and amenities the village offers, and is surrounded by original low walls and cast iron railings and gates. There is private parking for the residents of the building and this property has two allocated parking spaces. This property has a pretty, private walled garden to the rear, which is paved for ease of maintenance and perfect for entertaining, as it is accessed via French doors off both the lounge and kitchen and showcases the many architectural features of the old school building. A gate provides access out to the side of the property.

