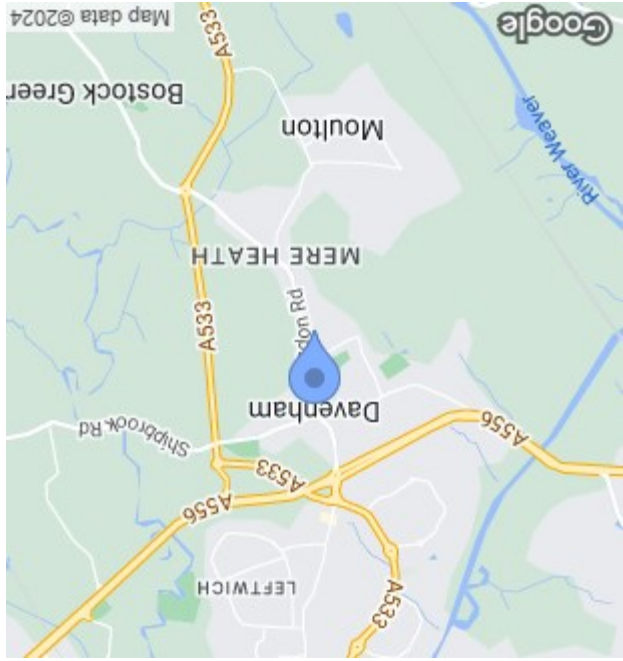
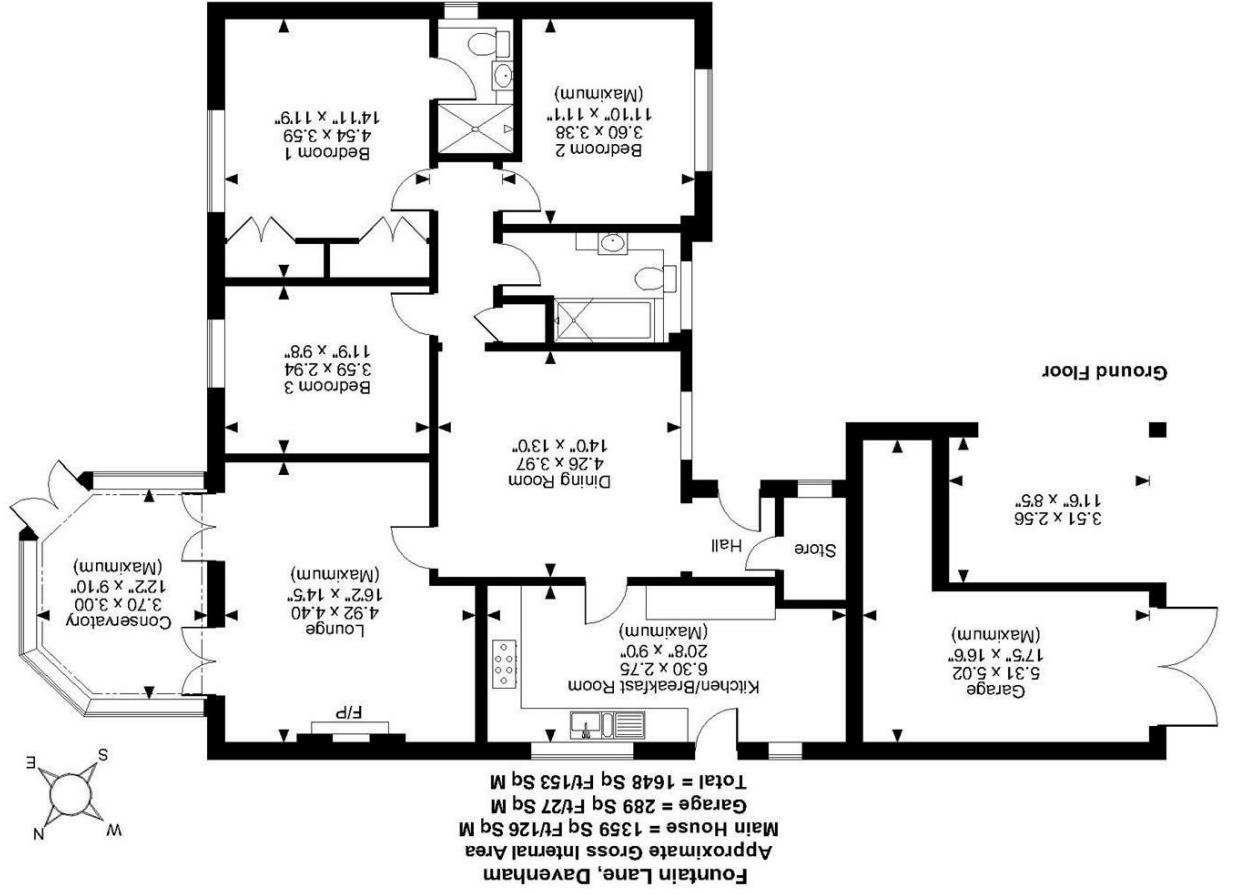


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.  
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Below average energy efficiency - higher running costs	D (39-54)
Poor energy efficiency - higher running costs	E (21-38)
Very poor energy efficiency - higher running costs	F (1-20)
Current	71
Potential	82



19 Fountain Lane  
 Davenham  
 Cheshire  
 CW9 8LT



Asking Price

£430,000

Tucked away on a leafy private drive with only one other property this unique and stylishly modernised property is walking distance to the Village Primary School and village centre. Having undergone a full refurbishment this property now offers versatile living and family space. Upon entering the property you are instantly greeted with a feeling of space as you walk into a generous dining/reception room with solid wood flooring, this provides access into a thoughtfully designed open plan kitchen/dining room which has bespoke cabinetry providing a variety of storage options and elegantly complemented by light granite work tops and stone tiled flooring, the dining area has space for a good size family dining table. The lounge is located overlooking the rear garden with two sets of French doors that lead into the conservatory and flood the room with natural light. The conservatory provides additional living space and is currently used as family room/home office. There are three good size bedrooms, the master bedroom enjoys views of the rear garden and has an en suite bathroom fitted with bespoke cabinetry and contemporary tiling and fittings. A good size family bathroom completes the accommodation and offers a calm oasis with feature lighting, neutral modern tiling and contemporary fittings. To the front the property has a generous block paved driveway with single integral garage and single car port, and an attractive garden with mature shrubs. To the rear is a good size enclosed lawn garden which is fenced to all boundaries and has a paved terrace for outside dining and entertaining.

