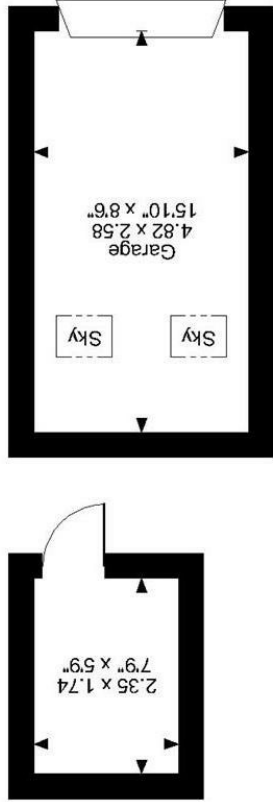
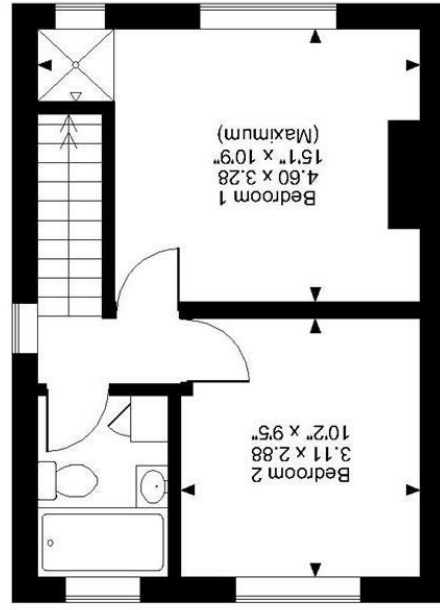
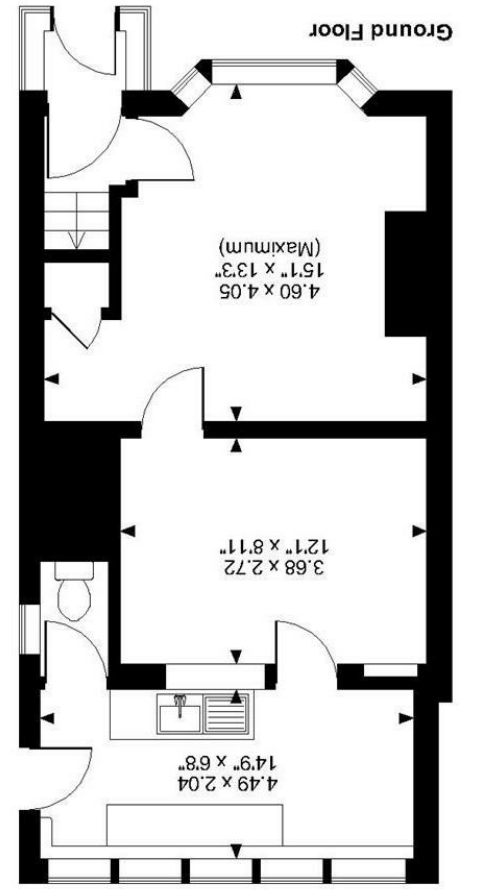
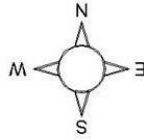


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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

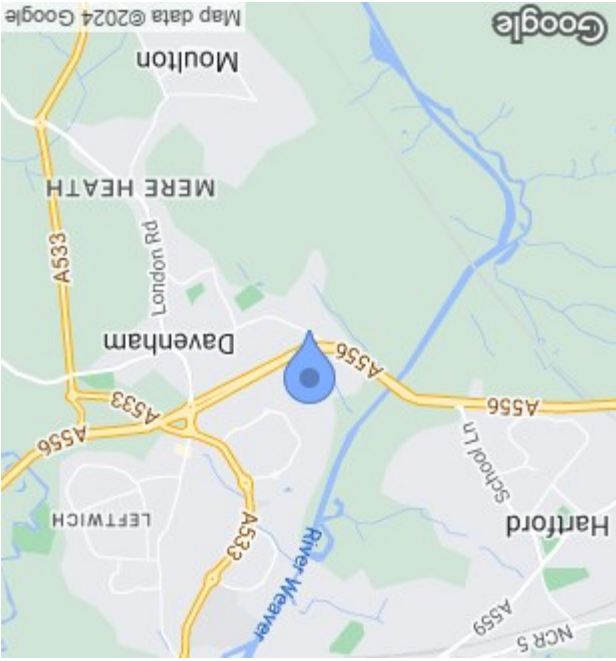
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Hartford Road, Davenham
Approximate Gross Internal Area
Main House = 759 Sq Ft/71 Sq M
Garage = 134 Sq Ft/12 Sq M
External Room = 44 Sq Ft/4 Sq M
Total = 937 Sq Ft/87 Sq M



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
Not energy efficient - higher running costs	(1-20) G
Current	62
Potential	87



201 Hartford Road
Davenham
Northwich
Cheshire
CW9 8IP



Asking Price
£240,000

This two bedroom semi-detached property is ideally situated just a short walk to Davenham Primary School and the village centre and occupies a good-sized plot which lends itself to extension, subject to the required planning permission. The property is in need of full modernisation and does not have a kitchen currently installed.

The property has a traditional, well-balanced layout offering; entrance hallway and staircase, a lounge with a bay window to the front and a door leading into the rear reception room that leads through to an additional area which was used as the kitchen by the previous owner, there is also a ground floor w.c.

Upstairs there are two generous double bedrooms and a bathroom. To the front of the property is a driveway providing off road parking and a lawn garden, the driveway follows around the side of the property. The rear garden is a perfect size, and offers a good degree of privacy with a south facing aspect. There is a single detached garage to the rear.

