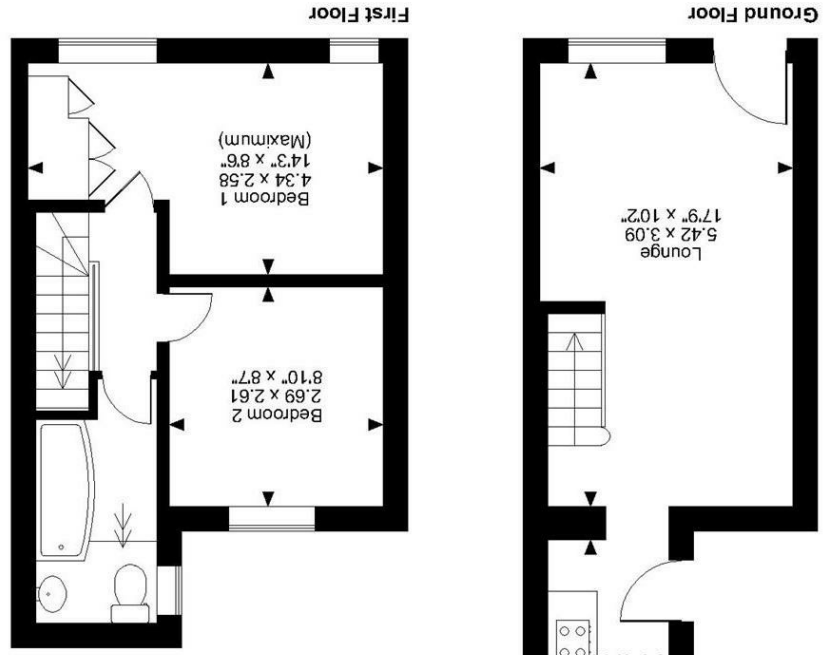
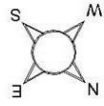


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.  
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London Road, Davenham  
Approximate Gross Internal Area  
491 Sq Ft/46 Sq M



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>76</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
England & Wales



477 London Road  
Davenham  
Cheshire  
CW9 8NA



Asking Price  
£200,000

This thoughtfully modernised, charming period property is in the very heart of the pretty village of Davenham and just a stroll from all of the amenities on offer. On entering the property you are greeted by a surprisingly spacious reception room with immaculate neutral décor and ample space for a dining table, this leads through into the kitchen which offers a range of modern cream coloured Shaker style units complemented by wood effect work tops and integrated appliances. There are two windows that flood this room with natural light and offer views of the pleasant cottage garden. A door from the kitchen provides access out onto the decked patio. An open plan staircase takes you up to the first floor which provides a well proportioned double bedroom which is flawlessly presented and features dual windows to the front with built in wardrobes and a further good size double bedroom with a window overlooking the pleasant woodland aspect to the rear. Completing the upstairs accommodation is the bathroom, fitted with a modern white suite including a bath with shower over. To the rear of the property is a carefully designed, low maintenance walled garden with a raised terrace and stylish timber decked patio. There is access to the rear garden from both the kitchen and via a gated entrance to the side. There is a right of way over the rear garden for the cottage next door at 479 London Road.

