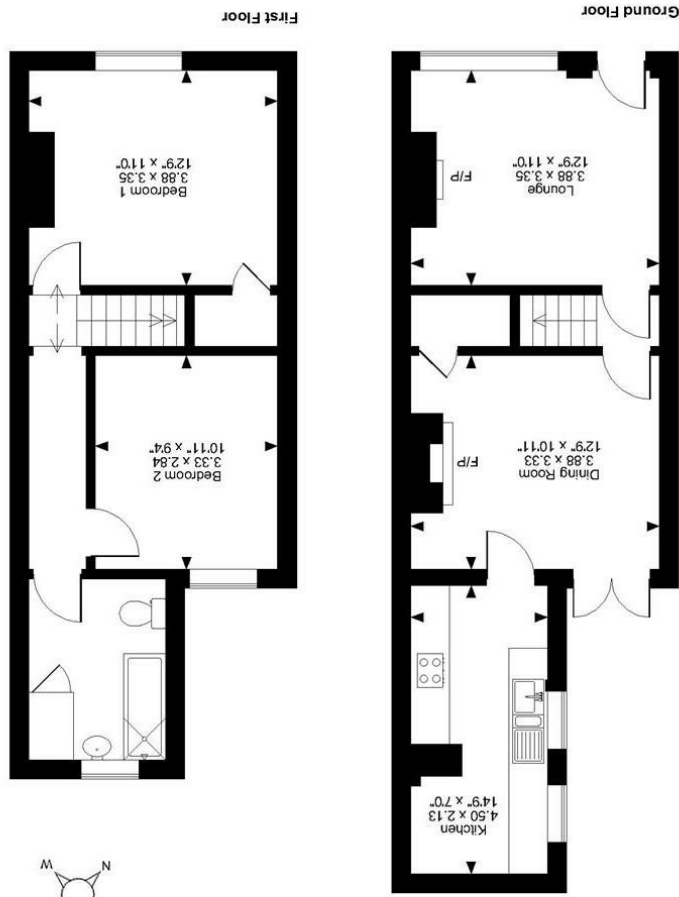


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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

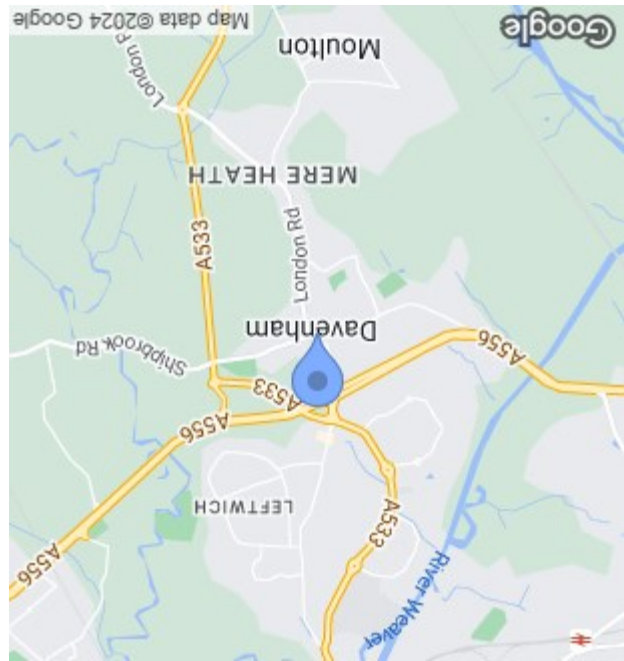
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, fireplaces and other features are approximate only.
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Hartford Road, Davenham
Approximate Gross Internal Area
821 Sq Ft/76 Sq M

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs A (92 plus)	84
B (81-91)	
C (69-80)	
D (55-68)	65
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
England & Wales



5 Hartford Road
Davenham
Cheshire
CW9 8JA



Asking Price
£250,000

Located in the heart of Davenham village this beautifully presented property offers charm in abundance. On entering the property you are greeted by a substantial reception room with an ornate central fireplace and wood effect flooring, this leads through to a further substantial dining room which has French style doors that flood the room with natural light and a useful under stairs storage cupboard, the kitchen is fitted with a range of cream Shaker style units perfectly complemented by wood effect work tops and flooring. To the first floor are two excellent size bedrooms both with fresh neutral décor, the master bedroom is positioned to the front and has an over stairs storage cupboard and the second double bedroom enjoys views over the leafy rear aspect, the bathroom completes the first floor accommodation and has a white suite with shower over the bath. To the rear there is an attractive cottage garden which is paved for low maintenance and has raised flower beds and a storage shed. Double gates provide access out to the rear.

Property Information

- Tenure: Freehold
- Services: All mains services
- Heating: Gas
- Council Tax Band: B
- Broadband: Yes
- Mobile Signal: Yes
- Parking: On Street
- Rights or Restrictions: No

