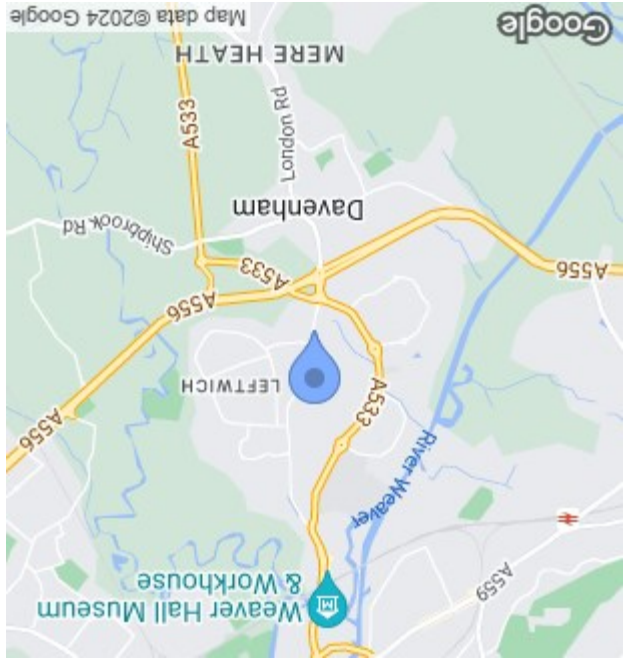
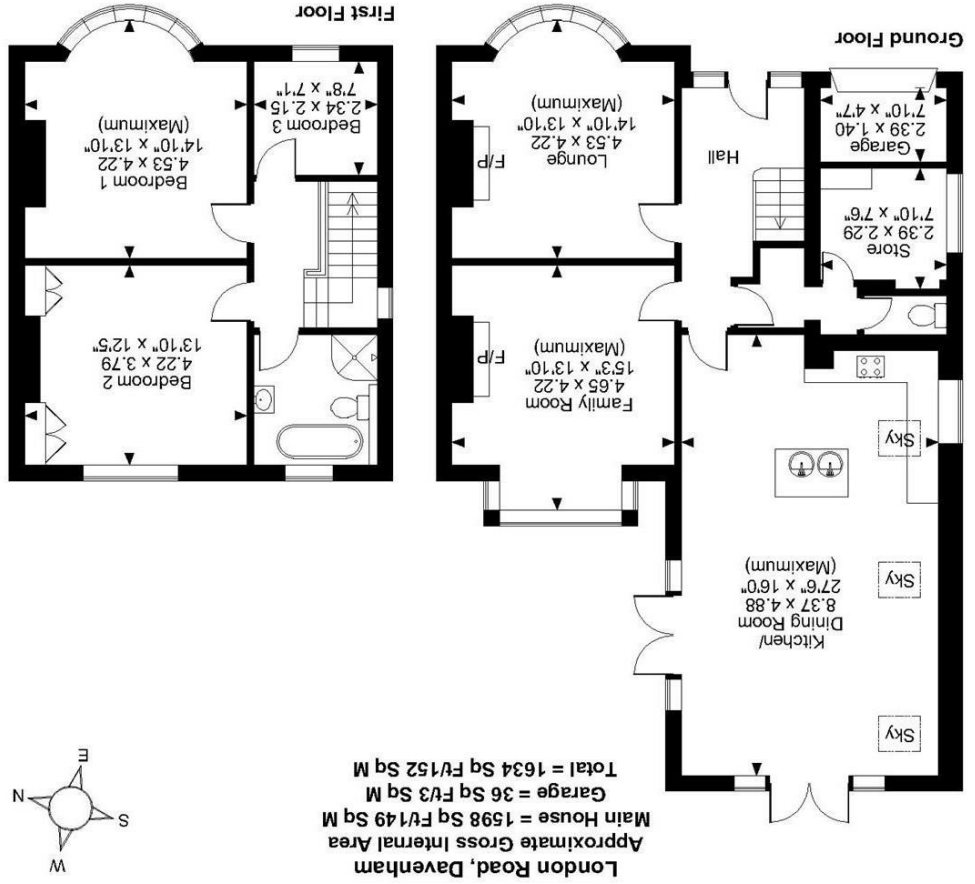


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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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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	61
Potential	79



430 London Road  
Davenham  
Cheshire  
CW9 8EF



Asking Price  
£395,000



This beautifully presented property has retained many of the characterful features you would hope to see in a 1930s property, original parquet and tiled flooring, picture rails and wide bow windows and is positioned in a wonderfully convenient location, walking distance to Davenham, Kingsmead and Leftwich shops, schools and amenities.

On arrival at the property, you are greeted by a well-maintained lawn garden with a rose blossom tree taking centre stage and a generous gravelled driveway providing off road parking. The classic 1930's arched porch leads into a spacious and welcoming entrance hallway with room to take a seat and off-load coats and shoes, to the right is a handsome reception room with bespoke cabinetry either side of the wide-open fireplace, and a bow window that frames the pretty front garden. Behind this is a further delightful lounge with cosy open fire, more bespoke cabinetry perfect for storing log, and a box bay window that overlooks the rear garden. The hallway leads on to the heart of this family home, the kitchen/family room, which has been incredibly well planned with Velux windows and architectural glass flooding the room with natural light and two sets of double doors that open to create a perfect flow of space from indoors to outdoors on the wrap around decked terrace. The kitchen area has gloss cupboards and drawers complemented by granite work tops and dark wood effect flooring, further storage is added by the central island which also provides the perfect central place to sit, ideal for entertaining. This room also provides ample space for a good size family dining table and lounge area.

The garage has been converted to provide a home study and w.c and retains the front section for storage.

To the first floor are two good size double bedrooms and one single bedroom, the master is located with an attractive bow window overlooking the front garden and is decorated with elegant, muted tones, the second double bedroom enjoys views over the rear garden and has built in wardrobes with additional storage over, the single overlooks the front and makes a charming bedroom or home study. Completing the upstairs accommodation is the bathroom which has been creatively re-styled and has a freestanding bath with separate shower cubicle. Stepping outside you are met by contemporary landscaping, with a wrap-around decked terrace that meets Venetian fencing, a white rendered wall and landscaped garden that enjoys an excellent degree of privacy.

#### Property Information

Tenure: Freehold

Heating:

Council Tax Band: E

Broadband:

Mobile Signal:

Parking: Driveway & Garage

Rights or Restrictions:

