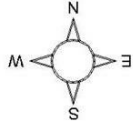
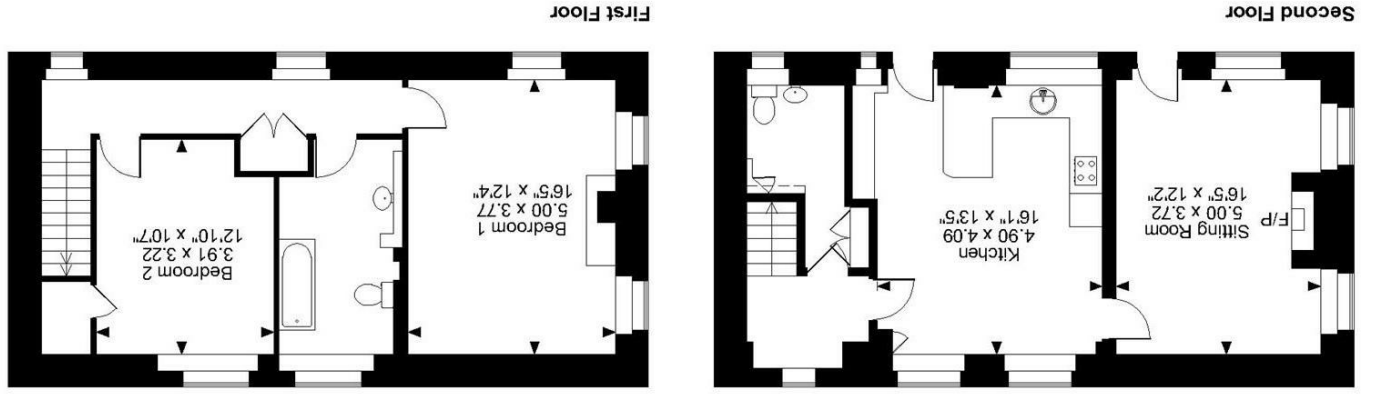
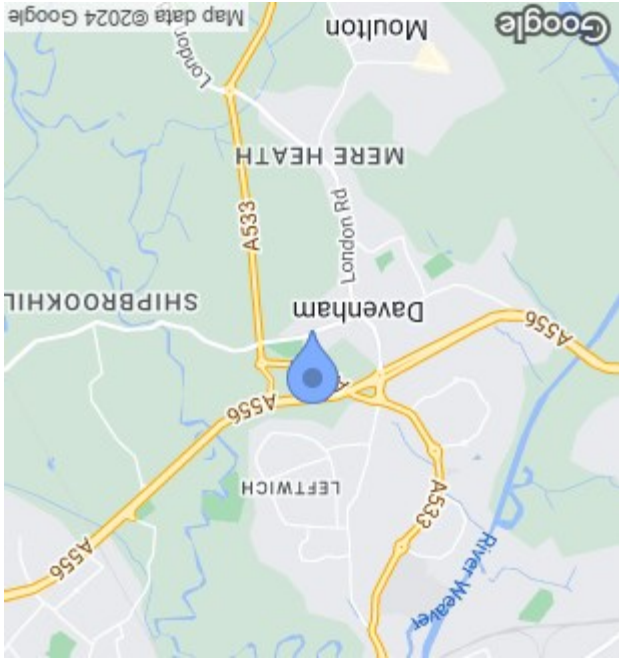


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures 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.  
Denotes restricted head height  
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Not energy efficient - higher running costs	
Current	50
Potential	83



Church Street, Davenham  
Approximate Gross Internal Area  
1109 Sq Ft/103 Sq M



38a Church Street  
Davenham  
Northwich  
CW9 8NF



Asking Price  
£360,000

From the charming village centre, take a stroll down Church Street, Davenham's most sought after address, along the way you will pass an eclectic mix of properties built in different eras, rose-covered cottages, and grand Victorian homes. As you approach the striking steeple of St Wilfrid's Church, 38a Church Street can be found on the right hand side nestled amongst other historic properties wrapped around a cobbled courtyard.

This thoughtfully restored property retains all the features you would hope to see in a period conversion, from vaulted ceilings and original wood beams to timber barn doors, every detail has been carefully preserved.

On arrival at this historic property follow the cobbled path to the front door that leads into a capacious kitchen with honey coloured wood parquet flooring, a variety of cream coloured cupboards and drawers and bespoke cabinetry provide superb storage and there is ample room for a sizeable dining table.

The sitting room is a light-filled, expansive space with triple windows offering views of picturesque Church Street to one side and the attractive cobbled courtyard to the other, solid beams and a substantial brick fireplace with a wood-burning stove enhance the historic charm.

A convenient utility room/downstairs w.c completes the downstairs accommodation.

Taking the stairs to the first floor you are greeted by two excellent size double bedrooms the primary bedroom is flooded with natural light from the triple windows adding to the airy

spacious feel from the vaulted ceilings and the second double bedroom enjoys a side aspect and built in storage. The sizeable bathroom completes the upstairs accommodation.

To the front of the property is a small garden which is bordered by an attractive curved brick wall, this would be the perfect place to create a sun terrace. This idyllic property is situated in a desirable location walking distance to the local amenities and offering the quintessential village lifestyle.

#### Material Property Information

Tenure: Freehold

Heating: Gas

Council Tax Band: D

Mobile Signal: Yes

Parking: Shared Driveway

Rights or Restrictions: Yes

