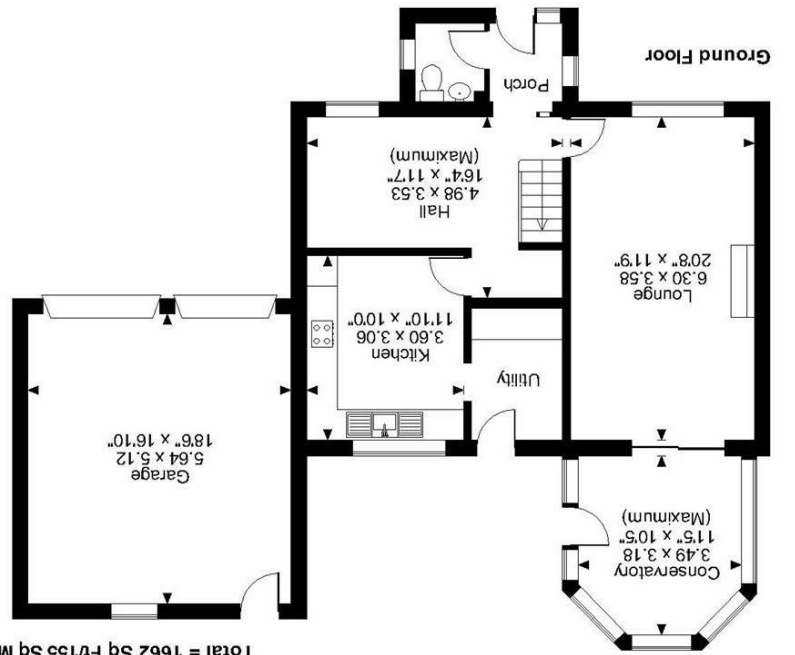
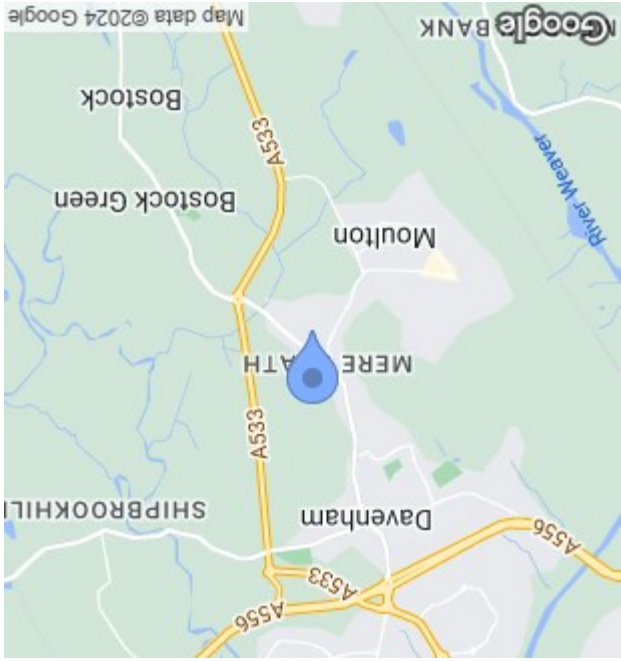
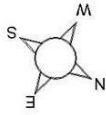
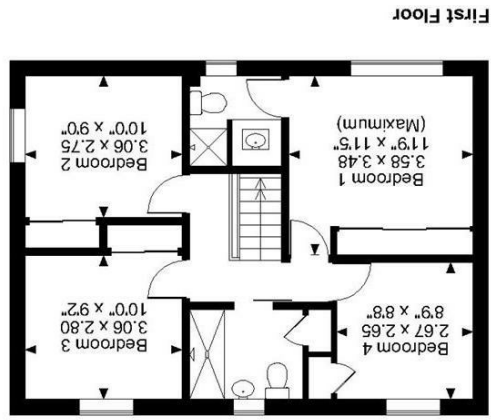


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures 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.

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The position & size of doors, windows, appliances and other features are approximate only.
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Mere Bank, Davenham
Approximate Gross Internal Area
Main House = 1351 Sq Ft/126 Sq M
Garage = 311 Sq Ft/29 Sq M
Total = 1662 Sq Ft/155 Sq M



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	72
	85



25 Mere Bank
Davenham
Cheshire
CW9 8NH

- 4
- 2
- 2

Asking Price
£450,000

Mere Bank is a well established small development perfectly located within easy reach of the local schools and amenities. No 25 Mere Bank enjoys an enviable corner plot just a short distance into the development. This handsome house has been in the same family for some time and is in need of a refresh in readiness to start its new life, it offers 1662 ft and a versatile layout that could be re-styled to suit a new owner.

On approach to the property you are immediately aware of the space around the property, the corner plot provides an excellent degree of privacy all round, the gardens are well tended and wrap around the house, the wide drive way cuts through the gardens and leads to a double garage with pitched roof above providing storage, this lends itself to extensions and expansion of the living and sleeping accommodation should one desire (subject to planning permission).

On entering the property you are greeted by a tiled hallway with convenient w.c to the right hand side. Stepping into the house you are welcomed instantly by a light and open space used as the dining room, turn left and you enter a capacious main lounge with a window overlooking the front garden and sliding doors providing views of the rear garden, together this floods the room with natural light. The sliding doors lead into the conservatory which is perfectly positioned to sit quietly and enjoy the view, open the door and step out onto the paved terrace that links to the kitchen. The kitchen has a range of wooden cupboards and drawers, a double oven and gas hob, with space for further appliances, this leads through into the utility room, which provides useful additional storage and houses the wall mounted gas boiler, there is also a door from here into the rear garden.

Take the open plan staircase up to the first floor and you will be delighted to find four double bedrooms all with fitted storage. The master also has an en suite shower room. The family bathroom completes the upstairs accommodation.

To the rear of the property is a well planned and thoughtfully planted garden with a curved wall adding character and charm, a good size lawn sits against a backdrop of mature shrubs and trees, the ideal place to sit and watch the birds and wildlife.

