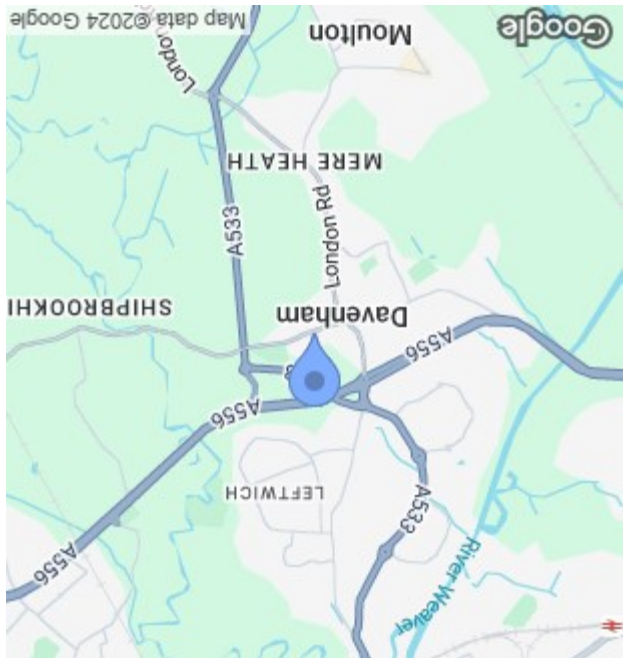
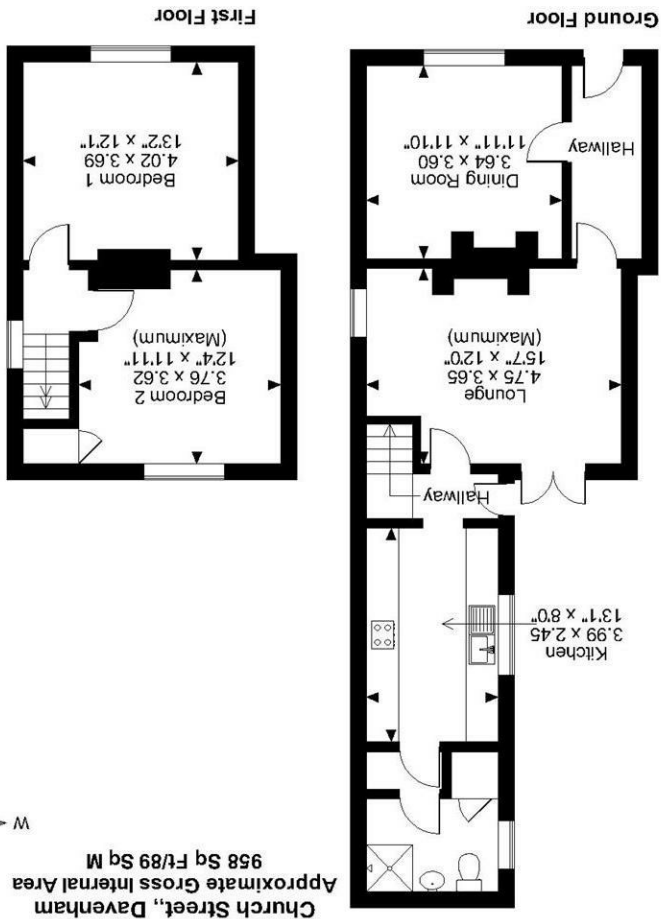


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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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Energy Efficiency Rating	
Potential	Current
95	50
Very energy efficient - lower running costs	
A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



45 Church Street  
Davenham  
Cheshire  
CW9 8NE



£280,000

Leave the village centre and stroll down Church St towards St Wilfrid's Church and you will pass an eclectic mix of period properties that form Davenham's prime address, half way down on the left hand side you will reach No. 45 the largest of a row of attractive cottages. Stepping inside you will find a welcoming entrance hallway with wooden floors that continue into both reception rooms where you will find unexpected high ceilings finished with elegant coving. Step right into the formal dining room where a central fireplace housing an ornate stove sits on a stone hearth, a window overlooks Church Street to the front. Continue down the hall towards the lounge where you are met by French doors that lead you into the garden and a central fireplace that houses a cosy log burning stove with herringbone brickwork surround, an additional picture window to the side helps to fill this room with natural light. Travel through into the recently re-modelled kitchen which now has a wide range of cupboards and drawers providing a selection of storage options, thoughtfully complemented by a mix of slimline quartz work tops and butcher block style breakfast bar, with space for a Range style cooker and other appliances. The bathroom is positioned on the ground floor and is fully tiled with a walk-in shower and contemporary white suite with vanity storage finished with stylish chrome fittings.

On the first floor are two exceptional size bedrooms and with the views on offer from the rear it is difficult to chose a favourite. Both bedrooms have fresh neutral décor and wood flooring, the larger of the two spacious rooms is positioned overlooking the front with shutters to the cottage window and the second room overlooks the rear and has a built in storage cupboard.

French doors from the lounge and a door from the rear hallway lead you into the charming rear garden which has been designed with a Mediterranean feel, with Venetian fencing to both sides and paved side terrace leads around to a dining area perfectly positioned under a pergola, a central path takes you across white stones to a further terrace which enjoys an idyllic position overlooking countryside, the perfect place to sit and enjoy an evening drink.

