

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.

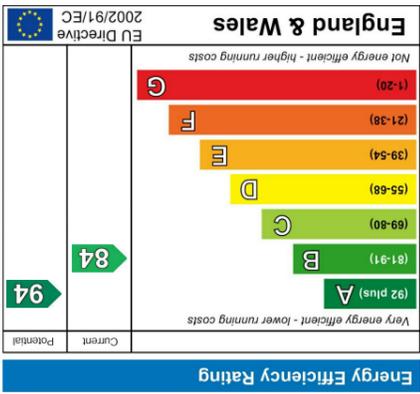
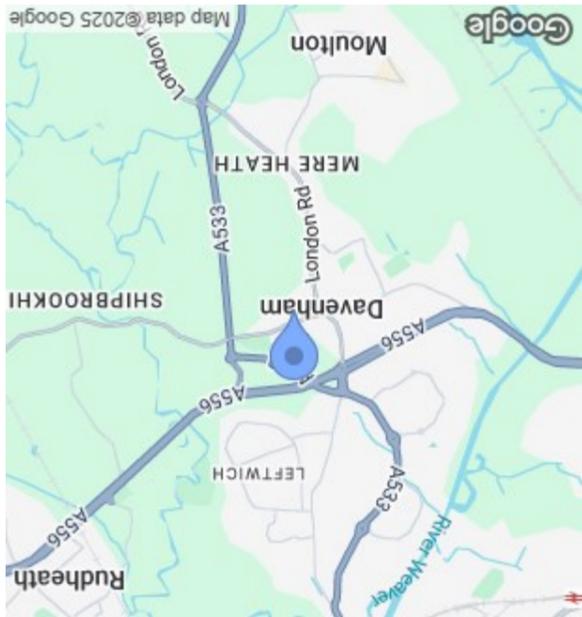
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

**5 Bell Crescent, Davenham**  
Approximate Gross Internal Area:  
1127 sq.ft 105 sq.m



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MATCHING PEOPLE TO PROPERTY



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Asking Price  
£450,000

Behind the subtle patterning of a refined red brick an accomplished palette of soft greys and cool calming whites flows cohesively throughout a succession of immaculately presented rooms. Open plan yet cleverly defined, the ground floor living spaces conjure a stunning first impression. The first class tiled floor of the hallway stretches seamlessly in and across the impressive dimensions while an expanse of anthracite framed bi-fold doors pull back to make it effortlessly easy for life to filter out onto the patio. The lounge and dining area create superbly stylish yet homely places to relax, entertain and spend time together, while the exceptional kitchen is somewhere that both true cooks and those who like the sleek clean lines of contemporary design will adore. Its wealth of rich heritage blue cabinetry is topped with contrasting quartz and wraps-around to provide an abundance of storage and workspace that's both functional and considered. Etched drainer grooves filter into an under-mounted sink that continues the clutter-free streamline feel and an array of integrated appliances offers every convenience with eye-level tower ovens, an induction hob, fridge freezer, and dishwasher. Making day to day life that little bit easier a separate utility room with space for a washing machine and tumble dryer is perfectly placed on the top floor.

The exquisite detailing is echoed throughout the four double bedrooms that pepper the upper two storeys. On the first floor a sublime main suite extends out across the full depth of the house generating a heavenly hideaway from the world outside. A fitted walk-through wardrobe provides plenty of storage without encroaching on the floor space or feel of the spacious main bedroom area and a luxury en suite has an indulgently broad walk-in monsoon shower and luxury fittings. The adjacent second bedroom sits peacefully to the rear looking out over the gardens, while the additional two sit on the top floor. Together, this trio of rooms supplies an ideal measure of flexible family accommodation and shares a family bathroom that rivals and complements the high specification of the en suite with an inset bath and deluxe ripple tile setting. A ground floor cloakroom completes the layout.

Outside to the rear the pristinely landscaped gardens connect with the lounge via bi-fold doors producing an easy flowing extension of the house and giving you every excuse to enjoy al fresco dining in style. Its broad paved patio is perfectly sized for everything from the guilty pleasure of a rejuvenating morning coffee after the school run to entertaining friends and family on a grand scale. Raised railway sleeper planters with the greenery of mature bamboo frame a considerable artificial lawn, a timber shed supplies storage and high fencing adds a cherished sense of privacy. At the front of this superior residence a private hardstanding provides off-road parking.

