

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%.

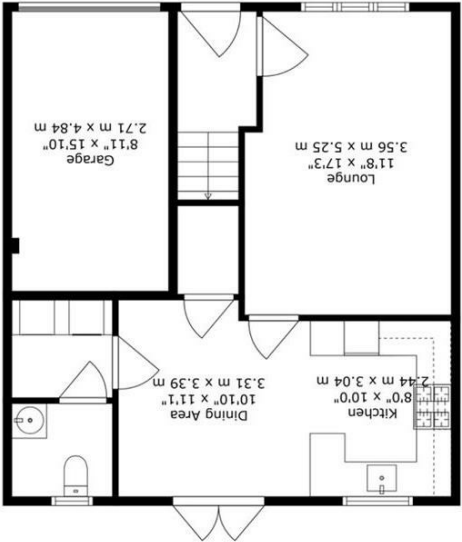
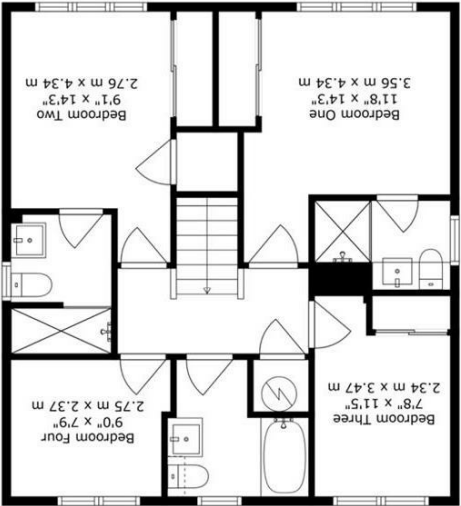


9 Hill Top Grange, Davenham

Approximate Gross Internal Area:  
1358 sq.ft 127 sq.m

First Floor

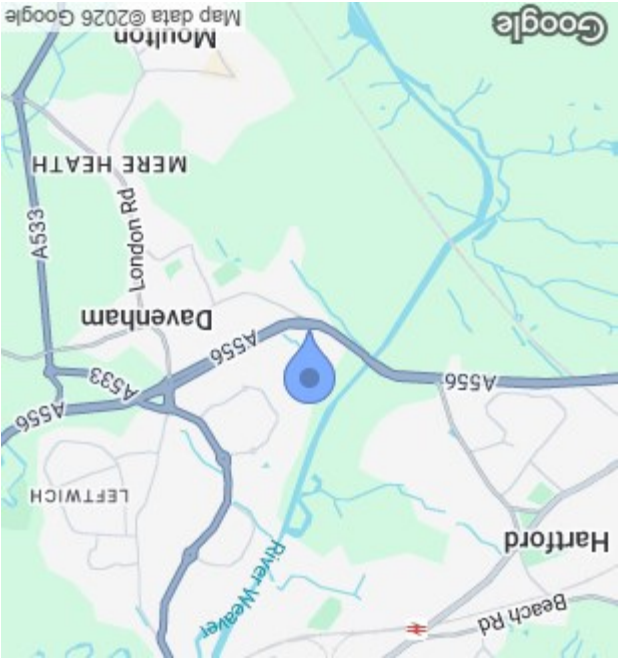
Ground Floor



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| Energy Efficiency Rating                    |           |
|---|-----------|
| Potential                                   | Current   |
| 94  | 84        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |
| Not energy efficient - higher running costs |           |
| G   | (1-20)    |
| F   | (21-38)   |
| E   | (39-54)   |
| D   | (55-68)   |
| C   | (69-80)   |
| B   | (81-93)   |
| A   | (94 plus) |
| Very energy efficient - lower running costs |           |



9 Hill Top Grange  
Davenham  
Cheshire  
CW9 8XB



Asking Price  
£375,000



Sitting back behind the greenery of clipped hedging and a private driveway, the canopied doorway of a red brick facade with feature timbers entices you into a layout that has a hugely fluid and sociable feel.

The generous and bright lounge provides ample space for everyone to spend time together and leads into the considered open plan design of a stylish kitchen and dining area. Superbly appointed with cream Shaker cabinets, the first-class kitchen is fully fitted with a great array of high-end integrated Smeg appliances that includes sleek mirror door tower ovens, a gas hob and oven. Complementing the flooring, the rich timber tones of its countertops wrap-around to form stylish bar stool seating that both defines and unites the space to the dining area where French doors make it effortlessly easy for daily life to filter out onto the south facing patio. A deep under-stairs cupboard provides handy hidden storage, while an adjoining utility room with dedicated under counter places for laundry appliances opens into an impressively proportioned ground floor cloakroom with plenty of space for coats, bags and shoes.

Upstairs a central landing unfolds onto four more than generous bedrooms with plenty of flexibility for a growing family and working from home. Stylish plush carpeting flows cohesively throughout each room and the cool calming effect of white walls reflect a lovely measure of sunlight around each room. The inviting main and second double bedroom each have contemporary mirror door fitted wardrobes and deluxe en suite shower rooms with a refined textured tile setting. Looking out over the south facing garden, the two additional bedrooms sit peacefully to the rear. A third double bedroom echoes the two principal rooms with fitted mirror door wardrobes of its own, while a notably sized fourth bedroom has the potential to be a great home office/study if needed. Together they share an immaculate family bathroom where a full size bath sits beneath ripple grey mosaics that perfectly complement the clean lines of fitted basin and WC cabinetry that adds an accomplished finishing touch.

To the rear the French doors of the dining area open to allow the secluded south facing garden to play an integral part of your day to day life. A sunny patio is ideally sized for everything from a pre-school run morning coffee to al fresco dining with friends and a considerable lawn provides every excuse for children to play while you recline in the summer sun. The leafy foliage of high mature shrubs stretches out across the rear adding an evergreen backdrop, feature trees give height and texture and fully stocked flowerbeds inject seasonal colour. Designed with families in mind, the paving of the reaches around to the side of the house where a tall secure gate makes this a safe space enclosed space for both children and pets. At the front of the house clipped hedging frames a well maintained lawn with the focal point of a feature tree. A broad private driveway combines with an attached single garage to give the convenience of off-road parking to several vehicles and a further bed of mature shrubs adds to the welcoming and attractive introduction to the lifestyle on offer.

