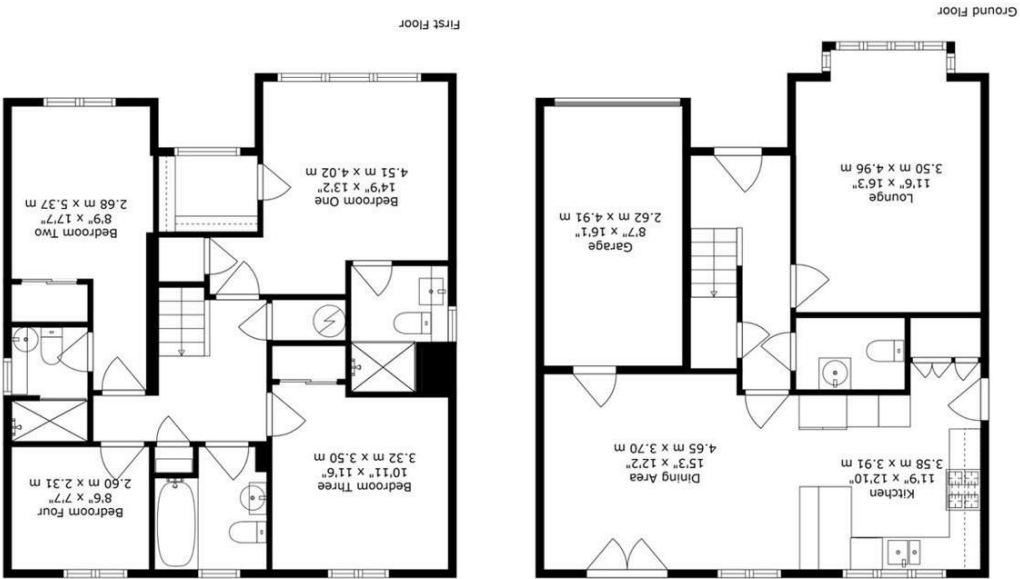


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

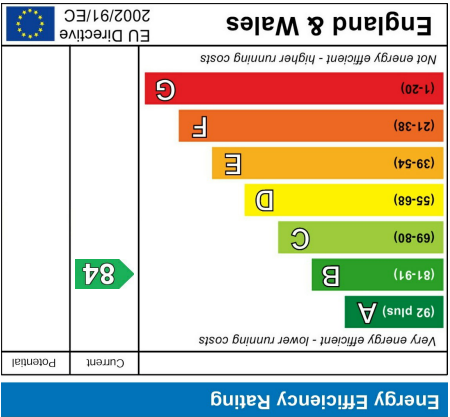
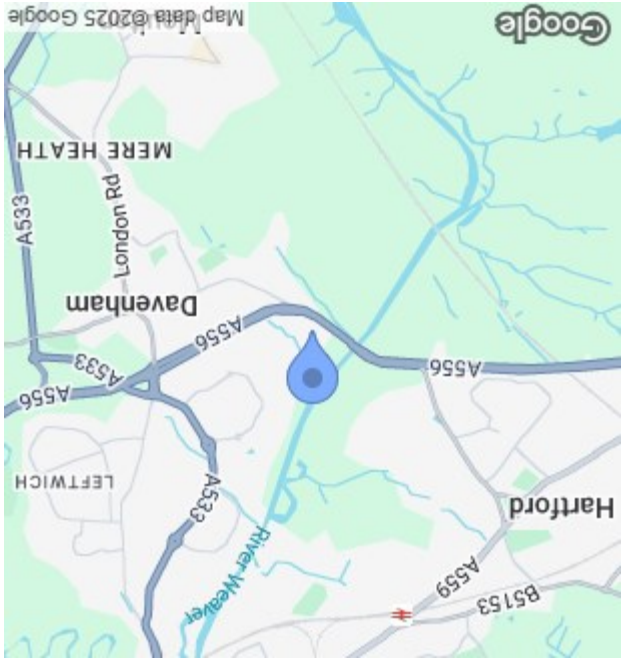
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

10 Scarfell Crescent, Davenham  
Approximate Gross Internal Area:  
1550 sq.ft 144 sq.m



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10 Scarfell Crescent  
Davenham  
Cheshire  
CW9 8XD



Asking Price  
£450,000



Ready for you to simply move in and unpack, the accomplished layout is designed with family life and socialising in mind. When you step in from the canopied doorway of a handsome red brick facade, you'll find an exemplary ground floor unfolding from an impressive hallway. Its plush grey carpeting flows seamlessly into a beautiful lounge with the added charm of wide bay windows. The admirable dimensions mean that there's plenty of space to spend time together and the pared-back aesthetic lends a supremely calm and restful air.

Stretching out across the full width of the house at the rear an outstanding kitchen/dining area combine to create an open plan layout perfect for day-to-day life and evenings entertaining friends. Superbly appointed the kitchen's sleek streamlined design of gloss white handleless cabinetry is topped and encased in rich timber tones that complement the first-class flooring. Integrated appliances include eye-level tower ovens, a dishwasher, gas hob, fridge freezer and washer/dryer, while matching bar stool seating extends beneath a trio of perfectly placed caged lantern pendants. Versatile to you own needs and lifestyle, the dining area is currently used as a fabulous family/TV area with plenty of space for relaxed seating and French doors that tempt you out onto the patio. A side door in the kitchen gives handy side access, a contemporary cloakroom is ideal for guests, and a deep under-stairs cupboard supplies hidden storage that enhances the clutter-free feel further still.

Upstairs four bedrooms echo the exceptional levels of presentation that you've come to expect by now. Flowing around a central landing, together they produce a wealth of flexibility for a growing family and anyone working from home. Utterly enviable, the main and second double bedrooms each have the added luxury of superb en suite shower rooms and an abundance of storage in a walk-in dressing room and fitted wardrobes respectfully. Two further bedrooms sit peacefully to the rear and whilst the third double bedroom has fitted wardrobes of its own the generous fourth bedroom could become a home office if needed. With a wall hung dark wood basin and WC cabinetry, ripple tiles frame a full-sized bath that has an overhead shower and glass screen.

At the rear the French doors of the dining area make it effortlessly easy for life to filter out onto a brilliantly broad and deep landscaped patio and enjoy al fresco dinners with family and friends. The extensive proportions easily accommodate central seating with room to spare at either end. Further laurel hedging generates a notable measure of privacy and an evergreen backdrop to an established lawn. Outside to the front of the house a pristine lawn, clipped low level hedging and a focal point willow tree provide a tasteful yet easy to maintain introduction to the lifestyle on offer, while a private driveway and integral garage give off-road parking to two vehicles.

