

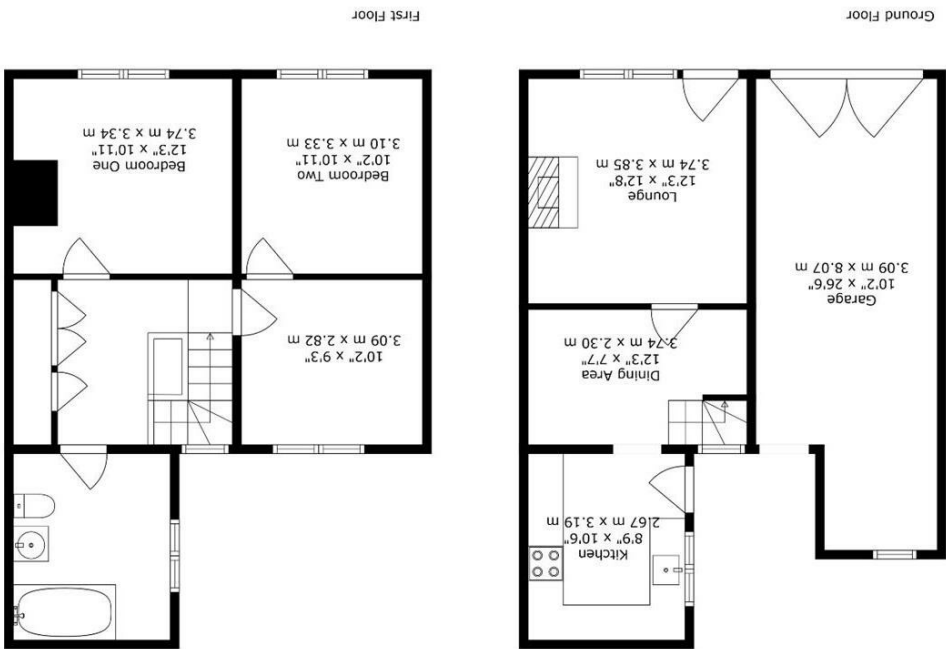
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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



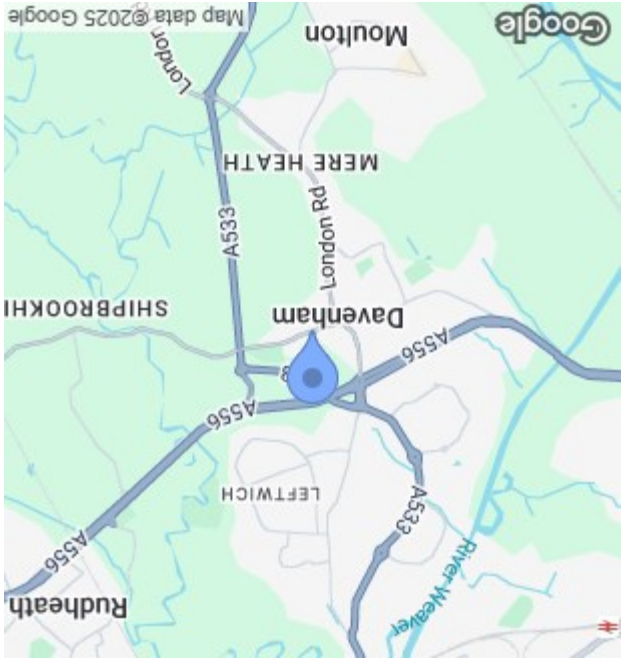
24 Church Street, Davenham

Approximate Gross Internal Area:
1165 sq.ft 108 sq.m



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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	83
	Current	56
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		



24 Church Street
Davenham
Cheshire
CW9 8NE



Asking Price
£385,000

24, Church Street, Davenham, Cheshire, CW9 8NE

Generating an enviable example of modern life in a period property, this immaculately composed home sits back from Church Street behind a walled garden filled with the evergreen foliage of mature shrubs. The classic canopied doorway of its red brick façade paints the perfect picture of the charm and character within, enticing you into a beautifully curated layout where heritage colours are beautifully balanced with the flow of natural light.

With the rustic texture and warming tones of an exposed oak beam stretching out overhead, this generous lounge is both inviting and homely. A lovely measure of sunlight filters in while a wood burner is nestled within the exposed brickwork of a focal point fireplace. Explore further and you'll find that the colour scheme changes to give a pared-back aesthetic to the adjoining dining room where ceiling beams have been painted to blend seamlessly in. Versatile to your needs and currently used as a relaxing snug/seating area it is bathed in sunlight from a stunningly tall arched window that gives an exceptional sense of height and space to both the room and the turning staircase. Giving a hugely flowing feel, an archway connects to a kitchen that perfectly marries contemporary design with sympathetically chosen detailing. First class Shaker cabinets wrap-around you, providing a wealth of storage and solid wood countertops house the eternal charm of a butler sink. A stylish tap complements the copper pull handles, while the fabulous addition of a British Racing Green Aga supplies a gorgeous finishing touch.

Follow the turning staircase upstairs and you'll find the original timber framed wall, latch doors and ceiling beam of a notably sized central landing with cleverly incorporated fitted storage. It unfolds onto a due of bedrooms that effortlessly echo the original architecture, character and accomplished presentation. The main and second bedroom are each styled with soft muted hues that give them a calm and restful feel, whilst the guest room/study sits to the rear looking out over the garden. Together they share an impressively sized bathroom with a modern suite that has a full-size bath with an overhead shower along with one of the many beams that feature throughout.

Step out from the kitchen and you'll find a blissfully secluded south facing walled garden that is effortlessly easy to relax and unwind in. A tiered paved patio is ideal for everything from a morning coffee to barbeques with friends and the gently raised lawn and beds and borders full of established shrubs and trees that conjure a quintessential cottage garden feel. Sitting to the side of the walled front garden a broad driveway adds the convenience of private off-road parking while the sweeping curve of a brick archway frames double doors to an attached garage that is currently used as a store room with power and lighting.

