

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, fireplaces, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

5 Church Street, Davenham

Approximate Gross Internal Area:

830 sq.ft 77 sq.m

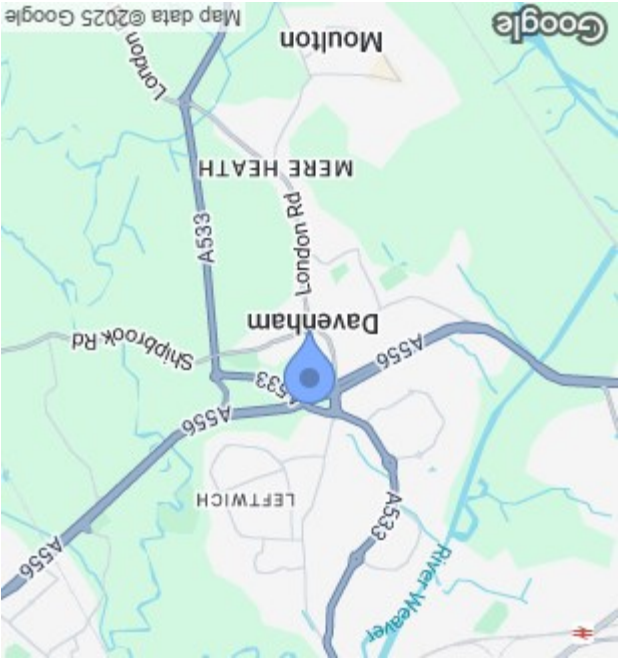


JL LORD & CO

MAKING ROOMS TO PROPERTY

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Energy Efficiency Rating	
Potential	Current
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	62
F	
E	
D	
C	
B	
A	74
Very energy efficient - lower running costs	



Magnolia Cottage 5 Church Street
Davenham
Cheshire
CW9 8NE



Asking Price
£290,000

Magnolia Cottage, 5 Church Street, Davenham, Cheshire, CW9 8NE

Painted matte black, Corinthian pilasters frame your entrance into the cottage. Behind the main front doorway, a beautiful double aspect living room effortlessly conjures that all important wow factor with tasteful wood panelled walls and a classic log burner. A duo of feature wall lights are hung and a lovely flow of sunlight filters in via the modern casement windows that feature throughout, as a further feature the arch and width of the fireplace leaves plenty of space to store logs. The warm tone of the wooden flooring extends into the adjacent dining room that's equally light, bright and impeccably presented. Currently used as a home office its more than generous dimensions benefit from plenty of handy hidden storage within deep under-stairs cupboards. It connects to an exemplary kitchen where the subtle colours of tiled flooring beautifully complement the pale wood finish of first-class Shaker cabinets. With views of the greenery outside, the wrap-around layout produces ample storage and workspace. Adding to the sense of space, a side door in the dining room takes you into an extensive hallway with its own entrance onto Church Street. Offering a host of possibilities and versatility, this extra space stretches down to folding doors that open to reveal a plumbed utility area for your laundry appliances, while an additional door makes it easy to step out into the landscaped rear garden.

Explore further and upstairs you'll find a central landing unfolding to either end onto a duo of exceptional double aspect bedrooms with enviably high ceilings that give a hugely calm and airy feel. With subtle shades of grey, a gorgeous double aspect main bedroom is finished with the rustic stag and wood cabin patterns of an accent wall, while to the rear an equally impressive second double bedroom is notably proportioned for family life, guests or working from home. Together they share a luxurious contemporary shower room, its superb suite includes a floating basin console, and a brilliantly broad glass framed shower with an indulgent rectangular rainfall head recessed into the ceiling. A duo of cupboards on the landing supplies additional storage and a hatch gives easy access to the loft.

Outside to the rear, a paved walled courtyard garden proffers a prized level of privacy and seclusion along with an abundance of space for barbeques and drinks with friends. Inset flowerbeds planted with hydrangeas add a pop of colour and the space opens into the added bonus of a considerable private gravel area that gives you the option of having even more space to sit in the sun or have the convenience of off-road parking.

