

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 approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

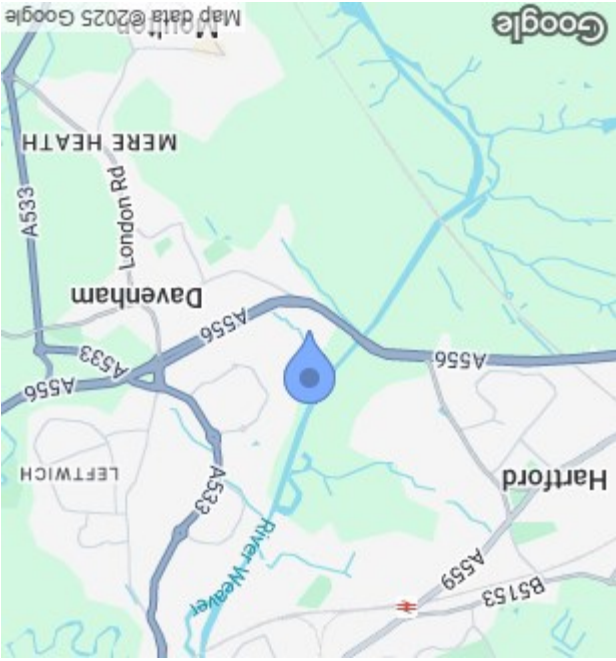
30 Hill Top Grange, Davenham
Approximate Gross Internal Area:
1548 sq.ft 144 sq.m



01606 351133
www.jlordandco.com

JLORD & CO
MATCHING PEOPLE TO PROPERTY

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	84
Potential	93



30 Hill Top Grange
Davenham
Cheshire
CW9 8XB

- 4
- 3
- 2

£425,000

Sitting back from Hill Top Grange behind the boughs of an established tree under-planted with white salvia and evergreen shrubs, a considerable lawn stretches down to the house giving a great sense of distance from passers-by. Step in from the canopied doorway and you'll find an elegantly stylish entrance hall. Its generous dimensions provide space for a console and seating, while the colourful semi circle patterns of an expansive accent wall flow cohesively up alongside the staircase generating an accomplished measure of height and character. This impeccable space unfolds onto a generous lounge that effortlessly achieves the fine balance of being both sophisticated and inviting with its soft muted tones and plush carpeting. The homely glow of a classic wood burner nestles in the fireplace beneath a floating oak mantle and to both sides Shaker cabinetry and shelving supply ample storage without encroaching on the feel of the room.

Explore further and to the rear the herringbone floors flow seamlessly across the stunning open plan kitchen and dining room. The French doors give a seamless interplay with the patio outside, and the dimensions easily accommodate a relaxed seating space. Equally notable, the first class kitchen is fully fitted with sleek gloss white cabinets with countertops that perfectly complement the timber tones of the floor and extend to create a bar stool seating. Integrated appliances include a gas hob and tower ovens and while metro tiled splashbacks bounce light around the room, the wrap-around design provides plenty of usable storage and workspace. Tucked back out of sight, an adjoining utility room has space and plumbing for laundry appliances as well as handy side access to the garden. Ideal for guests, there is also a stylish ground floor cloakroom. Upstairs the deftly chosen palette of colours continues in an enviable main bedroom where high wall panelling with elegant bedside lights blends seamlessly in. An expanse of fitted Shaker door wardrobes supplies a wealth of storage, and a sleek en suite shower room lends a deluxe finishing touch. A second double bedroom has fitted wardrobes and an en suite shower room of its own, while bedrooms three and four are adorned with geometric shapes and colours and have plenty of room for a desk/study area. Together they share a family bathroom that rivals the elegant simplicity and contemporary luxury of the en suites.

To the rear the French doors of the dining area tempt you out onto a prodigious enclosed garden set to the idyllic backdrop of majestically tall neighbouring trees. Extending out across the width of the house an initial patio is ideal for al fresco dining or the simple pleasure of a morning coffee. A raised timber planter is filled with ferns and evergreen shrubs, and an established lawn gives you every excuse to take a stroll to a second patio that sits to the rear framed by contemporary slatted panelling. At the front of the house the garden hints at the level of presentation and space within while to its side a private driveway and attached garage provide the convenience of off-road parking for several vehicles.

