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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%.

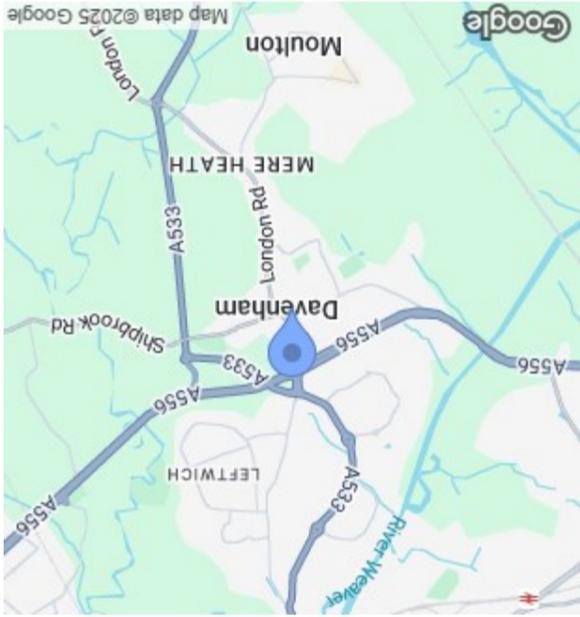
23 Hartford Road, Davenham
Approximate Gross Internal Area:
752 sq.ft / 70 sq.m



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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	66
Potential	85



23 Hartford Road
Davenham
Cheshire
CW9 8JA

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Asking Price
£260,000

Step inside via the charming brick façade and you're immediately welcomed into the dining room, where original features meet modern style. A feature fireplace, deep windowsills and soft neutral tones combine to create a room that feels both classic and current. This space could easily host lively dinner parties, double as a second sitting room or become a spacious home office. Moving through to the lounge, the feeling of comfort continues. With its generous proportions, elegant fireplace, and central positioning within the home, it offers a perfect spot to unwind and relax, flanked by warm décor and tranquil lighting. To the rear, the kitchen is a practical, yet stylish space designed for modern living. Gloss cabinetry, dark worktops, and on-trend metro tiles create a smart and contemporary feel with an integrated electric oven, gas hob, dishwasher and space for a washing machine. Just off the kitchen, a ground-floor bathroom is finished in fresh, neutral tones and features a full-sized bath with overhead shower—convenient and comfortable for everyday living.

Upstairs, the layout is refreshingly simple and well-proportioned. The main bedroom spans the full width of the home and is a calming sanctuary, with garden views, built-in storage and ample space for a generous bed and further furniture. The second bedroom is similarly generous in scale and beautifully styled—perfect for guests, a growing family or as an additional workspace. The neutral palette and soft carpeting enhance the sense of peace and privacy.

Outside, the true magic of this property is revealed. Step through the rear door and you'll find a smartly paved terrace perfect for al fresco dining or morning coffee. Steps lead to a raised garden with feature planting and architectural greenery before guiding you down a meandering path through a charming archway. Beyond lies a vast, lawned garden—private, peaceful and flanked by mature hedgerows. Whether you're keen to grow your own, host garden parties or simply enjoy the sunshine in solitude, this space delivers in spades. A timber shed and cleverly zoned sections add practicality and potential.

