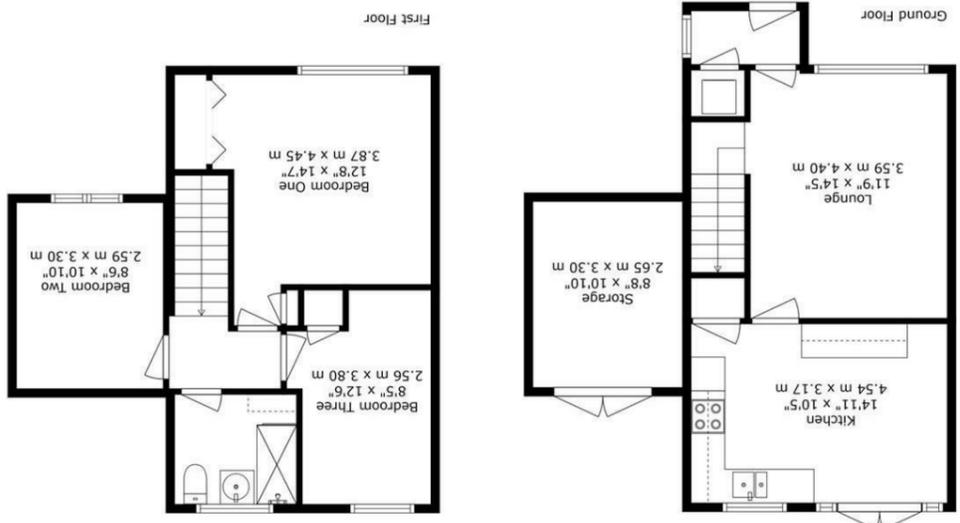


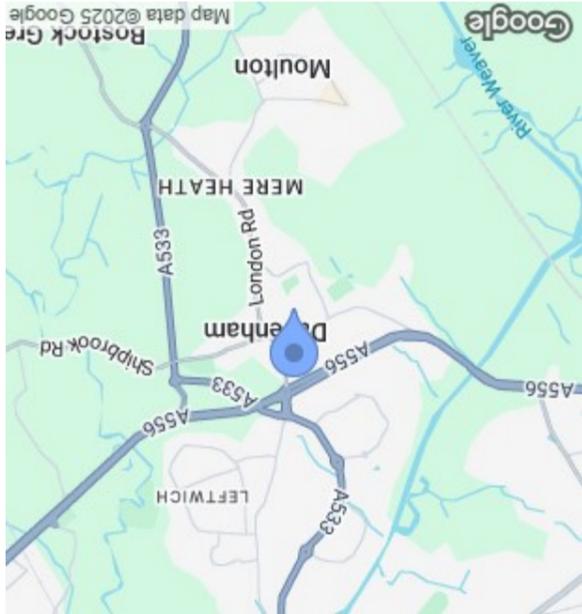
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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

**32 Firth Fields, Davenham**  
Approximate Gross Internal Area:  
967 sq.ft 90 sq.m



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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	G
	F
	E
	D
	C
	B
	A
Very energy efficient - lower running costs	(92 plus)
Current	72
Potential	78



32 Firth Fields  
Davenham  
Cheshire  
CW9 8JB



Asking Price  
£275,000

Behind the tasteful landscaping of a broad private driveway and slate chipped frontage, leafy foliage climbs gracefully to the side of an enclosed entrance porch. Generating a hugely cohesive and considered feel, the rich grey tones of the fencing and doorways are echoed inside throughout light filled rooms with accent patterns, window shutters and on-trend wall panelling.

With the timber tones of an engineered wood floor running underfoot, an impeccable lounge is ideal for family life and evenings spent catching up with friends. The generosity of its proportions and wide south facing windows give a brilliantly light and roomy feel. Geometric patterns of a feature wall blend beautifully with the colour scheme, while the layout flows into an adjacent fully fitted kitchen that adds to the lifestyle on offer.

Amplified with a dedicated family-sized dining area and French doors to extensive terracing, this excellent space is well-appointed with Shaker cabinets and sleek black countertops. Integrated appliances include an induction hob, oven, space for a washing machine and a further space for a tall fridge-freezer. An illuminated glass door cabinet is perfect for displaying cocktail glasses, and the considered arrangement provides storage and workspace that's both stylish and functional.

Upstairs the immaculate presentation continues throughout each of the three admirably sized bedrooms. Utterly enviable, the gorgeous main bedroom creates a luxurious haven from a busy day with a refined wall of rich grey wall panelling. Window shutters lend a crisp white contrast to the plush carpeting and folding door wardrobes sit within a deep alcove providing plenty of storage without encroaching on the floor space. Each of the two additional bedrooms has accent patterns that give them their own personality, and whilst one easily houses a double bed, the other has fitted storage and plenty of flexibility to become a home office if needed. Together, this trio of rooms shares a deluxe family shower room with a broad glass framed walk-in shower and dark wood grained basin/WC console all arranged in a chic monochrome tile setting.

Outside to the rear the French doors of the kitchen open to allow daily life to filter seamlessly in and out onto a brilliantly spacious decked terrace. The expansive dimensions generate a fantastic amount of space for drinks and barbeques in the summer sun, as well space to relax and unwind in style. Steps lead down to a faux lawn that gives children a chance to play without the need for a lawnmower and raised timber beds are ready for you to add your own pots and plants. The grey painted fencing has a gate with secure handy access to the detached single garage to the rear of the property, and tucked to the side of the terracing glazed double doors open into a wealth of walk-in storage cleverly converted from the original attached garage. To the front of the property the landscaped patterns of a stone paved driveway give private off-road parking for several vehicles as well as a hugely attractive introduction to the interior design scheme that wait for you inside.

