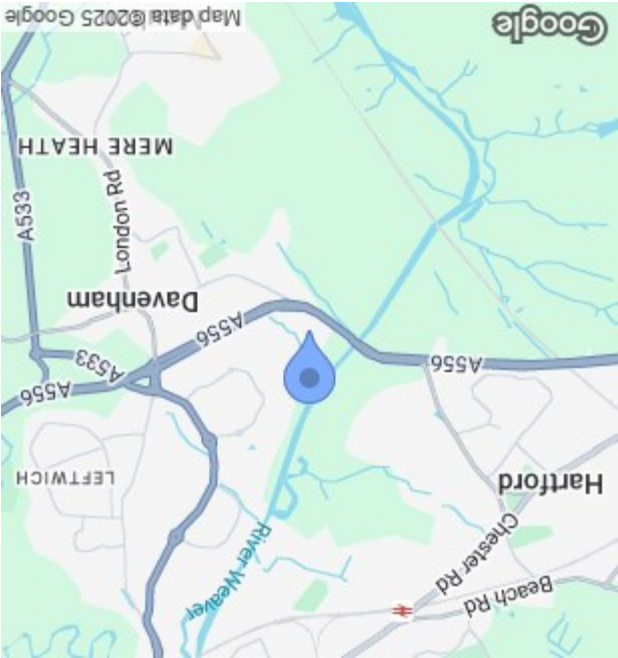
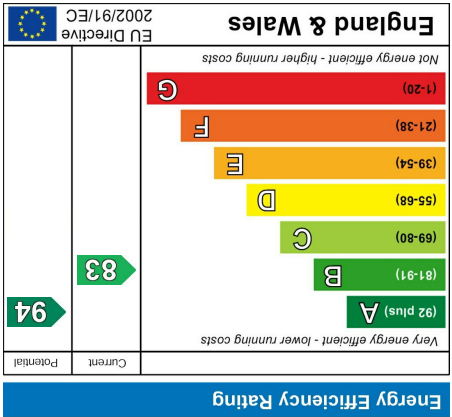


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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

39 Hilltop Grange, Davenham
Approximate Gross Internal Area:
1210 sq.ft 113 sq.m



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39 Hill Top Grange
Davenham
Cheshire
CW9 8XB



Asking Price
£375,000

With a broad canopied entrance, the handsome render and red brick façade sits back from Hill Top Grange behind the leafy evergreen foliage of an attractive frontage with a focal point central tree.

Stepping inside you'll find the generous entrance hall, the cool calming combination of crisp white walls and plush grey carpeting continue throughout effortlessly creating a cohesive design scheme, while the flow of the layout is warm and inviting with a great sense of space. Looking out onto the greenery of the front garden a superbly sized lounge is ideal for modern family life. The shape of the room generates somewhere that everyone can relax and unwind, easily accommodating plenty of seating.

The rich grey hues of the carpeting are echoed to the rear in an open plan kitchen/dining area that is sleek, stylish and supremely well-appointed. Dark charcoal grey flooring runs underfoot complemented by the accent walls of a sophisticated dining area where French doors tempt you out into the garden. The clean minimalist lines of gloss white handleless cabinets wrap-around the kitchen topped with the warming balance of richly timber toned countertops. Floor to ceiling cabinets house integrated Smeg appliances such as; a fridge freezer, a dishwasher, gleaming stainless steel tower ovens are at eye-level and a gas hob which sits beneath the chimney extractor. The kitchen supplies a wealth of handy storage and the considered layout has space for a freestanding washing machine beneath the countertops, the handy addition of a ground floor cloakroom sits tucked discreetly out of sight.

A light filled turning staircase leads the way up to a central landing that subtly continues the sense of space. All around you, a series of four impeccable bedrooms with tastefully chosen fitted wardrobes provide plenty of flexibility for modern family living. A heritage blue wall lends a gorgeous finishing touch a beautiful main bedroom opening into a deluxe en suite shower room with refined ripple tiles and an enviably illuminated fitted mirror. Each of the two additional double bedrooms and equally impressive fourth bedroom give options to have a playroom or home office and together they share a family bathroom that has the luxury design of a full height fitted console wall.

Step outside, and you'll find an enclosed rear garden with a prized south-west facing aspect. Framed by high fencing, it has been thoughtfully landscaped to offer something for everyone. An established lawn gives children a chance to play, a paved patio sits outside the dining area making it easy to enjoy a morning coffee in the fresh air and a fabulous, pebbled seating space is delineated by tall lattice screening painted in deepest grey. At the front of the house a substantially broad driveway and integral garage provide private off-road parking to several vehicles.

