



11  
ASHLEY  
GRANGE  
DAVENHAM







Are you looking for single level living in a picturesque Cheshire village? This accessible two bedroom bungalow is nestled in a quiet cul-de-sac within Davenham and could be just the right fit for you.

Tucked away in the corner of Ashley Grange, a pretty development just off the central Hartford Road in Davenham village, this charming bungalow is available with no onwards chain, ready for you to move in and enjoy.





## WELCOME HOME

As you approach the home, there is plenty of off road parking available on the driveway or alternatively in the garage. Upon entering, the welcoming hallway grants you access to each area of the home.

On the left find the Kitchen. Well equipped for whipping up a delicious meal, this room also has an external rear door for access to the private garden.

## ROOM FOR ALL

Further along the hall you'll find the spacious living room which will be a cosy room to enjoy your favourite tv shows and films in front of the fire.

Beyond the living room is the Conservatory. This offers versatility as a reception room either for dining or as a secondary living space with a great connection to the garden.







## SUNSHINE, SHELTER AND SHADE



Paving gently leads you into the garden which benefits from mature trees to the rear providing shelter and privacy. Enjoy socialising out here whilst knowing it will be easy to maintain with artificial turf laid beneath your feet and practical storage space in the form of a shed tucked behind the garage.

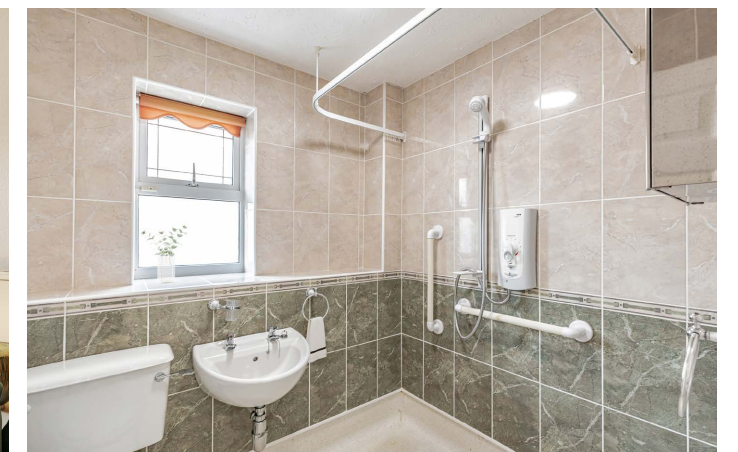
## BEDTIME BECKONS



Back inside you'll find the privacy of the bedrooms and the bathroom at the end of the hallway away from the living areas.

The master bedroom has double door access as well as plenty of practical built in storage and a dressing area to the perimeter. Light floods in through the wide windows to the front aspect. Next door is the second bedroom which again has useful built in storage in place.

The bathroom is configured as a wet room to allow for best use of the space as you refresh at the end of a long day.





## OUT AND ABOUT



This home is ideally located so that you can quickly immerse yourself in village life. It's a 10 minute stroll from the centre of the village, where you'll find a choice of local shops, pubs and places to eat.

For schooling, Davenham CofE Primary School (rated 'Outstanding' by Ofsted) is only a 5 minute walk away. Older kids have a little further to travel to The County High School Leftwich (another 'Outstanding' school) but it's only a short bus journey or 6 minute bike ride away.

If you're looking for a greater selection of shops and restaurants it's only a 10 minute drive to Northwich and easy access to the A556 means Knutsford can be reached in less than 20 minutes. There's also frequent trains to Manchester, Chester and Liverpool from neighbouring Hartford for those who enjoy exploring cities.

## ASK THE OWNERS

Where do you go when you need...



**Groceries?**

SPAR or Premier in Davenham



**A walk?**

Marbury Park or along the River Weaver



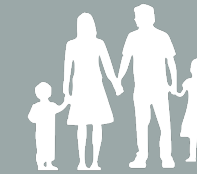
**A bite to eat?**

Eastern Revive in Davenham



**A local pub?**

The Bulls Head in Davenham



**A day out with the family?**

Chester, just 30 minutes' drive away

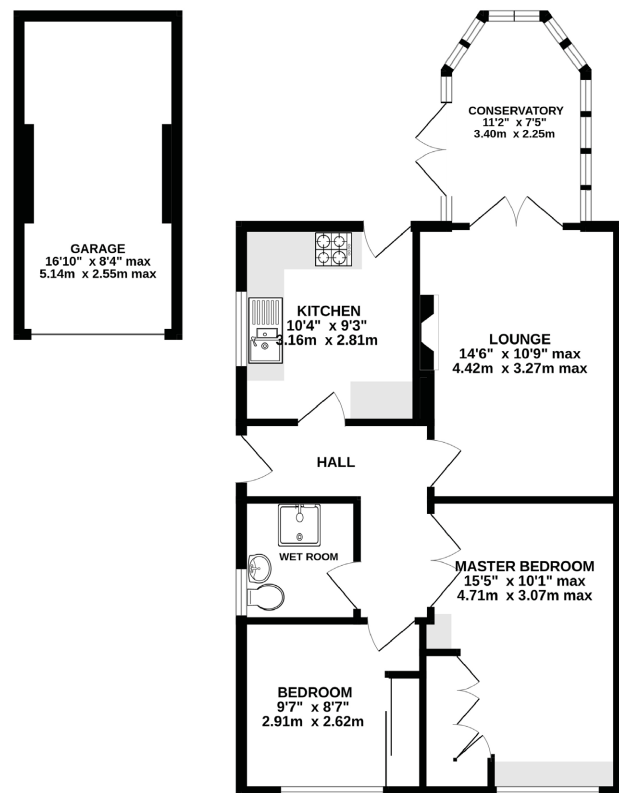


**School?**

Davenham Primary School or  
or the County High School Leftwich



GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



**TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.**

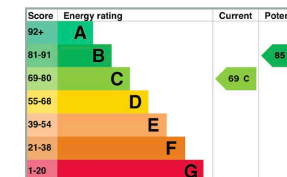
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

## SPECIFICATIONS



- Set in the thriving village of Davenham
- Cul de sac location
- Accessible single level living
- 805 square feet of internal living space
- Garage
- Excellent nearby amenities and commuter links
- No onwards chain

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VIDEO  
TOUR



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