

A large, light green, stylized number '19' is positioned in the background. The '1' is a simple vertical bar with a short horizontal top bar. The '9' is a thick, rounded shape with a circular top and a curved tail at the bottom right.

19 Fairholme Road
DAVENHAM



Home is where memories are made, and 19 Fairholme Road is the perfect home for you to make your own.

Built in the 1930s, this property is well-proportioned, bright and airy, freshly decorated and ready to move into, a blank canvas just waiting for the next owners to put their own stamp on. Set on a superb plot on this quiet cul de sac, there is substantial scope for the property to be extended subject to planning permissions, future proofing for a growing family or just to be enjoyed as it is.

The property is vacant with no onward chain.



Come on in...

As you open the front door, the hallway is bathed in sunlight from the landing window, welcoming you into the home. Original floorboards spread out ahead of you, leading into the living spaces, where the natural light creates a warm and inviting atmosphere.



The living room is bright and sunny, with those same original floorboards and a lovely bay window to the front. There is a fireplace, perfect for cosy nights in front of the TV. There is a real sense of flow from the living room into the dining area, with French doors opening onto the garden.





Kitchen

The bespoke cabinetry is topped by oak worktops, sitting beneath a vaulted ceiling with skylights that allow the morning sun to fill the room. There is a built-in oven and hob, with space for a washing machine and under unit fridge and freezer.



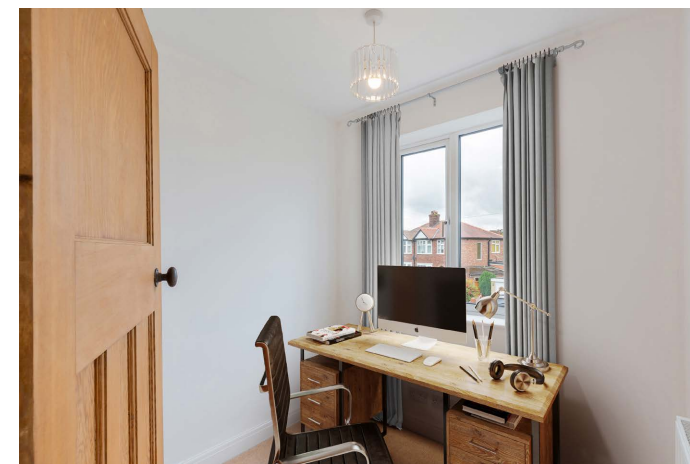
Two separate sets of French doors open to the rear and side gardens, creating a seamless connection to the gardens. The shape of this extended room creates flexible space for dining, play area or relaxing looking over the garden, allowing the whole family to gather in this sun-filled room.





Bedrooms

As you climb the stairs to the first floor, the landing window gives you a glimpse of open fields. To the front is a spacious main bedroom with a bay window. There is a second double bedroom and a third and final bedroom with simple neutral decor ready for you to add your personal touches. The bathroom has a walk-in shower, wash hand basin and WC.



Outside

The well stocked gardens, which extend around the rear and side of the property, catch the sun's rays all day and are afforded a good degree of privacy being shrouded by leafy evergreens.

Enjoy al fresco lunches on the patio or family BBQs on long, sunny summer days. There is ample driveway parking and even a Scandinavian timber cabin that could serve as a lovely summer house or playhouse for the children. With so much outside space, extending the property without significantly compromising the gardens would be possible, subject to planning permission.



Out and About

Davenham village is a highly sought after location, with a strong community feel. It is well served with local amenities including 2 pubs, an Indian restaurant, sandwich shop and a coffee shop alongside a pharmacy, post office and various other small independent shops. Davenham Primary School is a pleasant 15 minute walk away from the property and is an excellent option for younger children. There are a variety of secondary schools in the area including the well regarded County High School in Leftwich, which is walkable from the property. Northwich is a 10 minute drive away offering larger retail and leisure opportunities and the charming historic city of Chester is a 30 minute drive.

Rail links to London, Liverpool, Chester and Manchester are easily accessible from local stations, including Lostock Gralam and Hartford, making this an ideal location if you need to commute for work. The area is well served by buses and the motorway network is easily accessible. Manchester and Liverpool airports are a 30-45 minute drive away.

19 Fairholme Road is set in a quiet semi-rural location, offering a unique blend of countryside tranquillity and urban convenience. From leisurely walks along the rivers or canals to days spent in Delamere Forest, there is plenty of opportunity to spend time in the great outdoors, making it an ideal location for all walks of life. This home may be especially appealing to growing families due to its potential for extension or equally to those who may choose to enjoy the home as it is and the lovely existing outside space.

Ask the Owners

Where do you go when you need...



Groceries?
SPAR in Davenham



A walk?
Along the River Weaver or
Marbury Park



A bite to eat?
Eastern Revive in Davenham



A local pub?
The Bulls Head in Davenham



A day out with the family?
Delamere Forest, Tatton Park
or Chester Zoo



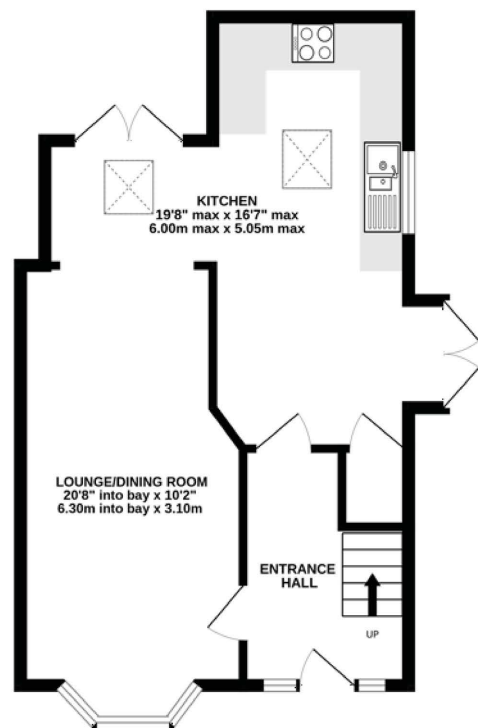
School?
Davenham CofE Primary
School, The County High
School Leftwich or Sir John
Deane's Sixth Form College



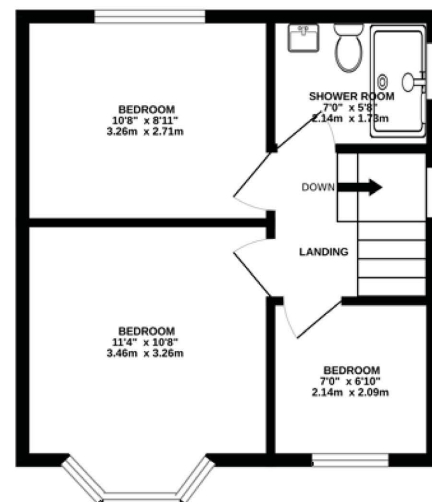
Specifications

- Quiet Davenham village location
- Walkable to Davenham's pubs, restaurants and amenities
- Large, extra wide plot
- 847 square feet of internal living space
- Excellently presented
- 3 bedrooms
- Extended to the rear
- Chain free

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.

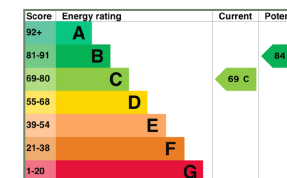


1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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.



Unable to locate the property?

Try [what3words](#)

[photocopy.laugh.soperated](https://www.what3words.com/)

** The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. **

19 Fairholme Road

Davenham
CW9 8LD



STOREYS

01606 339922 | hello@storeysofcheshire.co.uk