



Church Street | Davenham, Northwich | CW9 8NE

EDWARD  
mellor



## Features

- THIS IS A CHAIN FREE PURCHASE
- A beautifully presented 2 bedroomed cottage
- In the conservation area of Davenham village
- With many traditional features
- Stunning kitchen/diner and bathroom

This traditional period cottage has been beautifully renovated and tastefully decorated throughout. Presented to an exceptionally high standard with a lovely combination of contemporary and character features. With gas central heating having cast iron decorative radiators and windows with attractive shutters, the accommodation comprises of a

welcoming lounge with solid oak flooring, feature cast iron fireplace and distinctive paneling to one wall, bespoke kitchen/diner with a fantastic range of integrated appliances and granite work surfaces with matching splash backs. To the first floor there is a spacious double bedroom with wall paneling, bedroom two is also a double and enjoys a lovely open aspect.

There is a luxuriously appointed bathroom with a freestanding roll top bath, walk in shower, traditional W.C. and granite topped vanity unit. Outside there is a delightful landscaped garden purposely designed with low maintenance in mind which is enclosed by attractive cedar wood fencing.



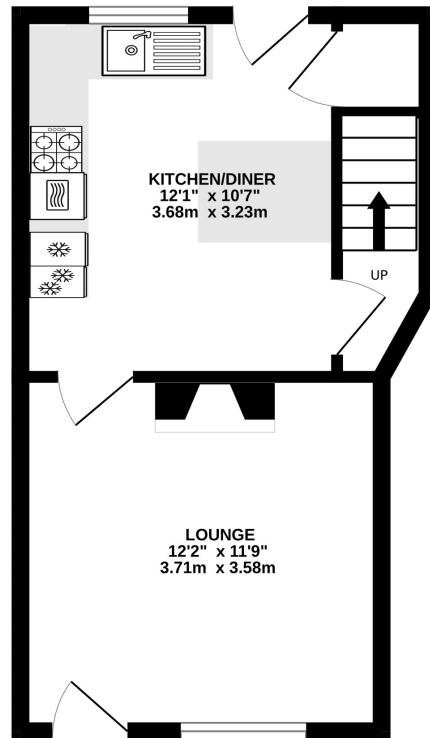
Church Street is a fabulous location in the heart of the Davenham conservation area. In just a short walk there is a convenience store, 2 public houses, bowls club, playing fields with green space, restaurant village hall and the landmark of St Wilfred's parish church. There are superb educational facilities for all age groups in the area which include Davenham Primary School, Leftwich County High School currently rated outstanding and Sir John's Deane's College of Further Education. The A556 bypass is easily accessible and links directly to the motorway network and many commercial centres throughout the North West. Nearby is beautiful open countryside and the local landmark known as Blue Bridge is less than a mile away giving access to miles of delightful riverside walks and cycle rides.

**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services and fittings have been tested. Prospective buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band A- Energy Performance Rating D.

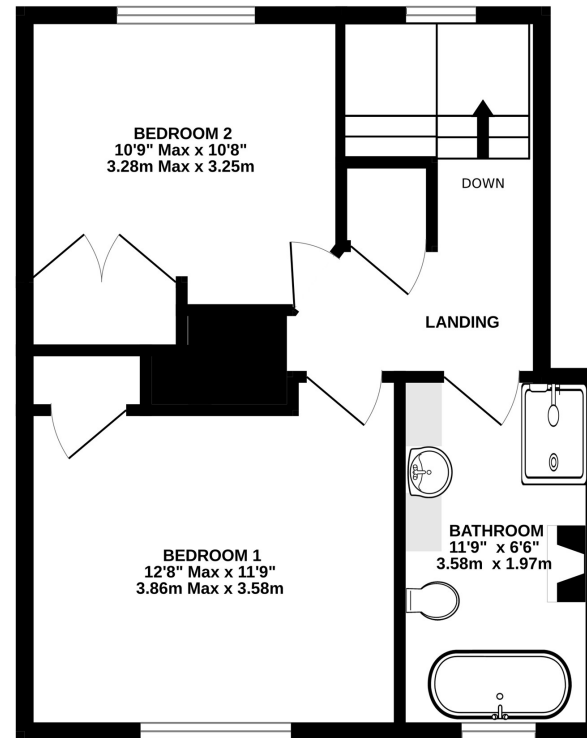
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



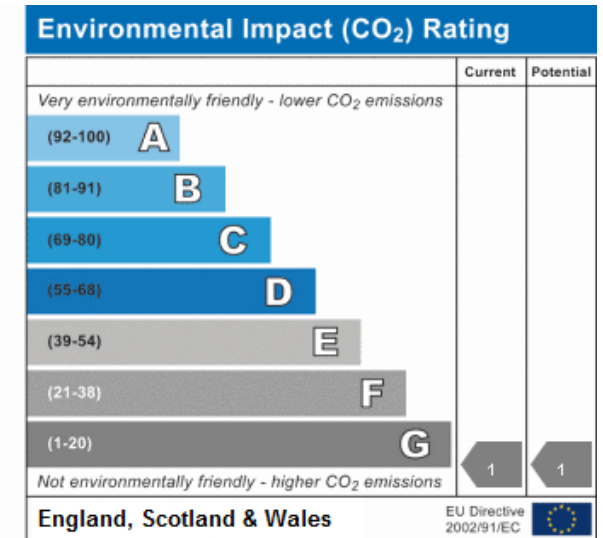
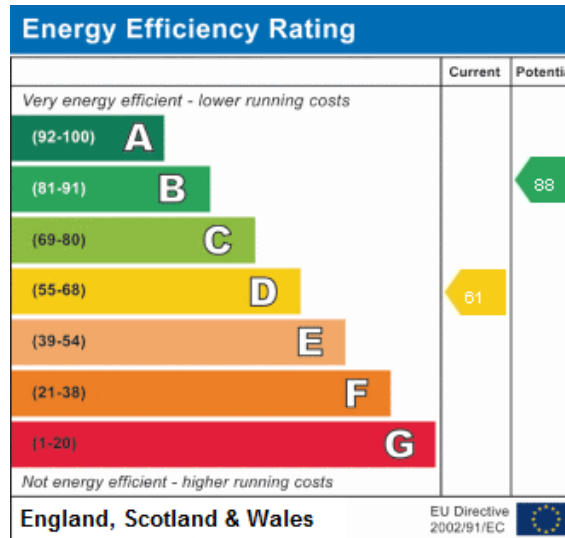
TOTAL FLOOR AREA : 708 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: A
- Tenure:Freehold

## EPC Rating



10, The Bull Ring, CW9 5BS  
 T: 01606 455 14  
 E: northwich@edwardmellor.co.uk



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*