



Hartford Road | Davenham | CW9 8JE

EDWARD
mellor



Features

- An imposing detached house built 1929
- Stands within an impressive 1/4 acre plot
- Extended and beautifully presented throughout
- With generous and versatile living space
- Having 4 bedrooms and 2 bathrooms

Standing in grounds of 0.25 of an acre, 'Hilbre' is a distinctive bay fronted detached home which is to be sold for the first time since 1998. Enhanced by a 2 storey extension with a spacious and versatile layout which is perfect as a long term family home. Hall with original tiled floor, cloakroom, traditional pantry, lounge, living room with 'Bio' stove which opens into a

fantastic open plan dining/breakfast space and fitted kitchen. having bi-fold doors which flow onto an outside decked area ideal for al fresco dining, study/home office, utility room and cloakroom with W.C. The first floor offers a showcase master bedroom with additional seating area and en suite shower room, three further bedrooms and bathroom with separate

shower, all accessed from a feature landing. There is an established rear garden which enjoys a high degree of seclusion and a south facing aspect. There is a large garage with both secure parking and storage and a circular dual access brick paved driveway



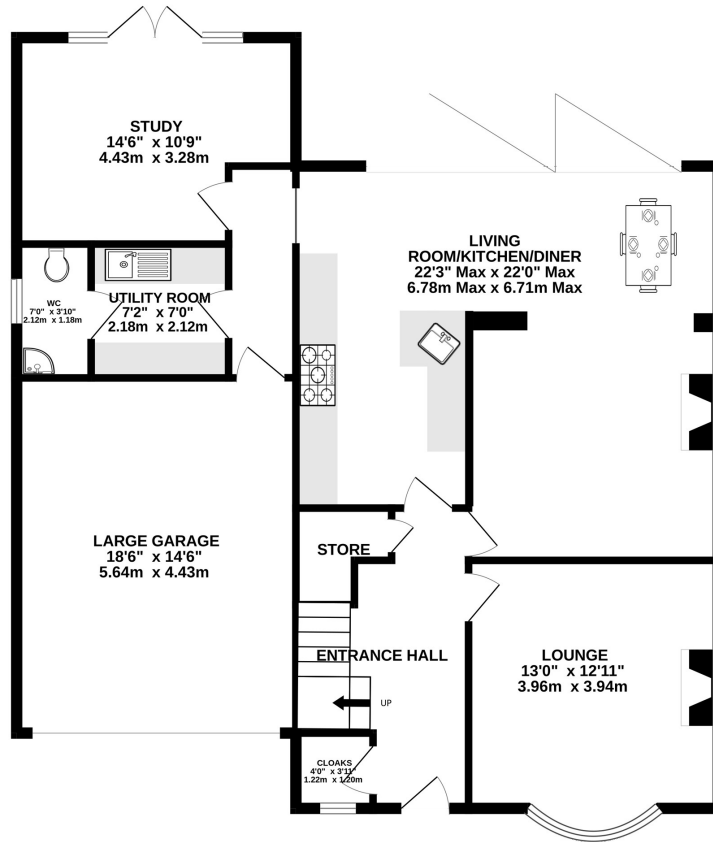
The property commands a fine position in a much favoured stretch of road in Davenham village. Notably there are educational facilities rated 'outstanding' in the area for all age groups including a village primary school, Leftwich County high school and Sir John Deane's college of further education. There is easy access to the A556 bypass which connects to the motorway networks and many major commercial centres throughout the north west. Just a short walk will lead to the centre providing good local amenities including 2 public houses, restaurant, convenience store and chemist. Northwich town centre is around 2.5 miles away with multiplex cinema, bars and restaurants, a range of shops and stores and a Waitrose supermarket with picturesque marina. Nearby is access to beautiful open countryside and miles of riverside walks and cycle rides.

SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold. **NOTE:** None of the services and fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Council tax band E- Energy Performance Rating TBC.

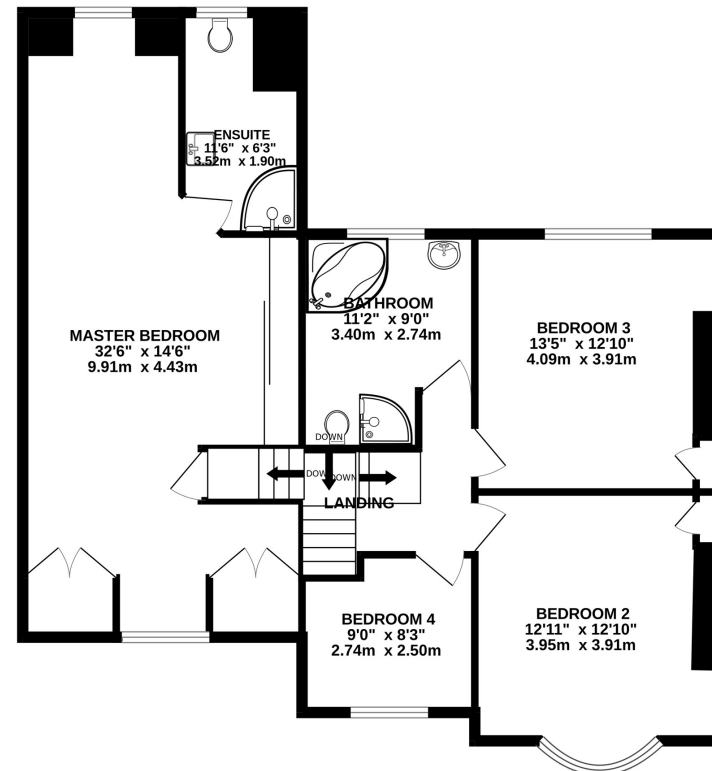
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1247 sq.ft. (115.8 sq.m.) approx.



1ST FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 2253 sq.ft. (209.3 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: E
- Tenure:Freehold

EPC Rating

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