



The Oaks | Davenham | CW9 8SL

EDWARD
mellor



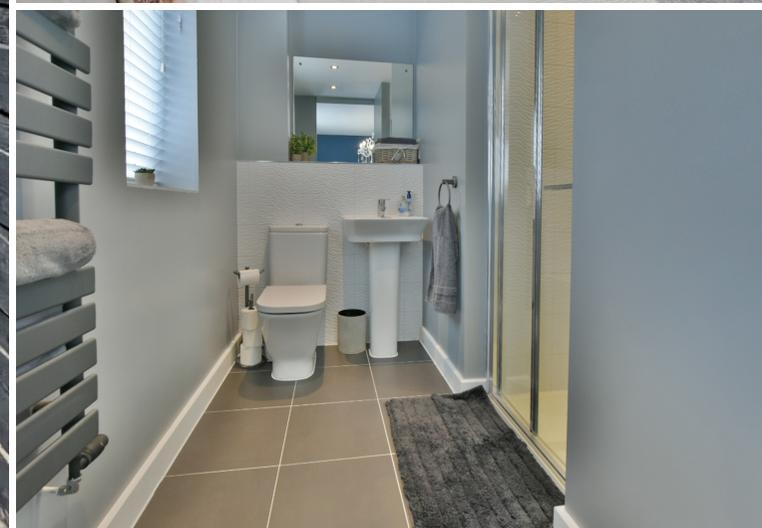
Features

- Beautifully appointed 3 bed en suite detached
- Superb fitted dining kitchen
- Gas central heating and PVCu double glazing
- Excellent driveway and secluded garden
- Quiet road yet central to Davenham village

WITH NO FORWARD CHAIN. Situated in the heart of Davenham village and part of a quiet cul de sac, this is an attractive modern detached property built in 2014. With gas central heating and PVCu double glazing, the extremely well presented layout comprises welcoming entrance hall,

cloakroom, lounge, stunning dining kitchen equipped with integrated appliances and utility area housing a gas combi boiler. To the first floor there is a feature landing space with store giving access to the master bedroom with a range of mirrored wardrobes and en suite shower room, two further

bedrooms and family bathroom. Outside there is an excellent driveway giving ample off road parking and there are fully enclosed secluded rear gardens designed with low maintenance in mind.



The property occupies a splendid position within the highly regarded village of Davenham. The centre is a short walk away with convenience store, 2 public houses, bowls club, playing fields with green space, restaurant and village hall. 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. **WATCH OUR VIRTUAL TOUR**

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 D - Energy Performance Rating B

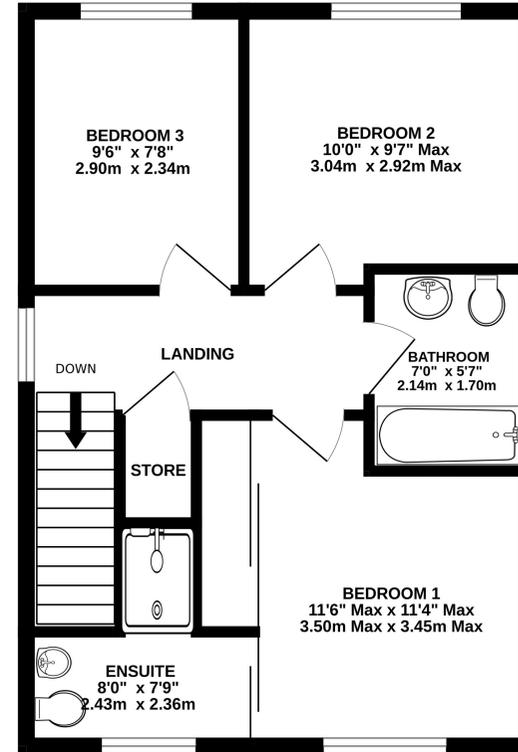
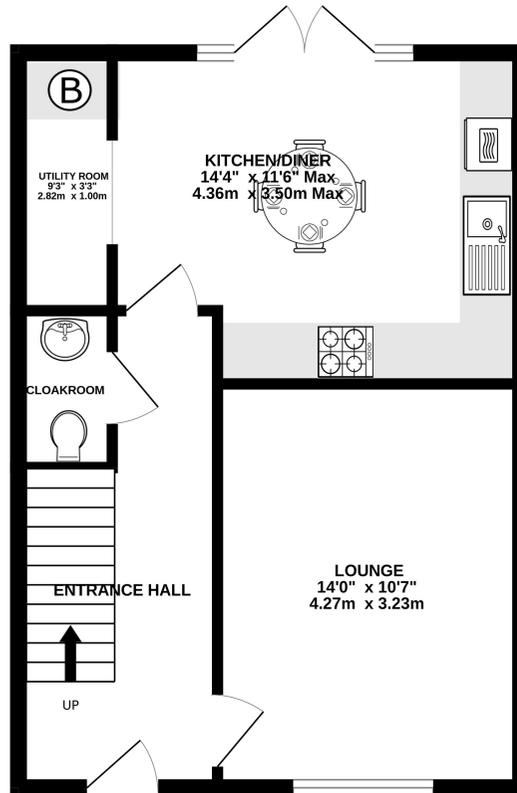


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

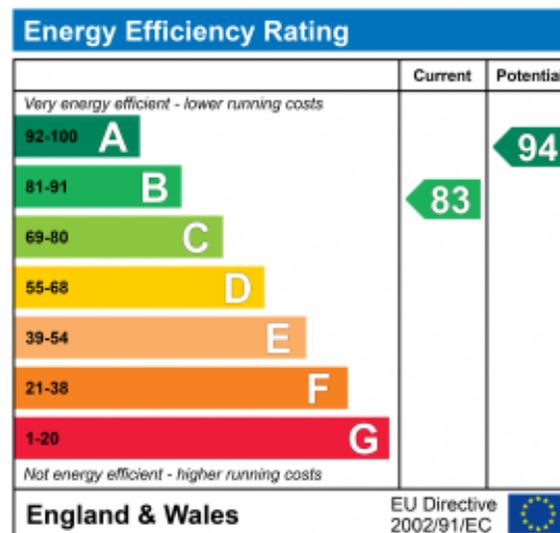
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2023

Important Information

EPC Rating

- Council Tax Band: D



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.