



Rayleigh Avenue | Davenham | CW9 8LE

EDWARD  
mellor





## Features

- Traditional 2/3 bed semi with annexe
- Versatile space with 4 reception rooms
- Spacious fitted kitchen and utility room
- Ground and first floor bathrooms
- Off road parking and secluded rear garden

This is a traditional 1930s built semi-detached house which is well presented throughout with gas central heating and PVCu double glazing. With the excellent benefit of a ground floor annexe consisting of a study/bedroom, shower room and utility/small kitchen space. This area has income potential as an Airbnb or ideal

for a teenager or work from home space. The main house comprises porch, entrance hall, lounge with wood burning stove, dining room, conservatory, and spacious kitchen. To the first floor there are 2 bedrooms and a bathroom. Note that the main bedroom was originally two rooms and could be reverted back if preferred.

Outside there is a brick paved driveway giving ample off-road parking. There are secluded gardens at the rear with a south west aspect.





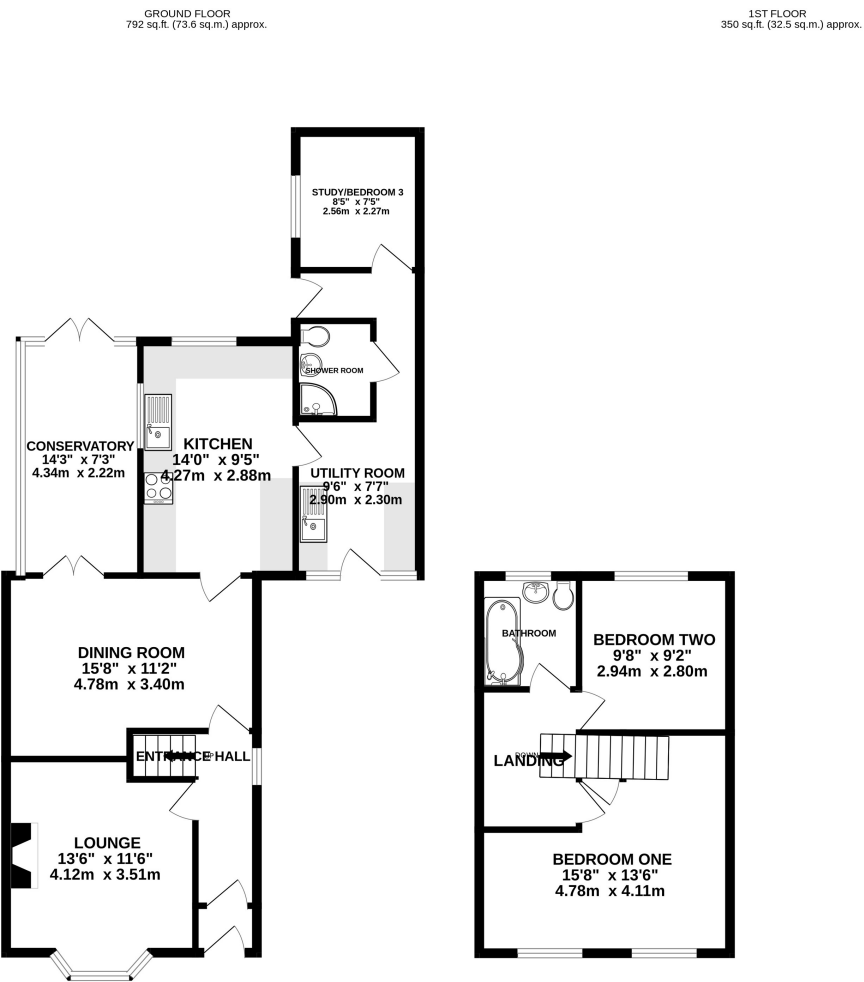
The property is well positioned in a quiet cul de sac and belongs to the favoured village of Davenham. There are miles of delightful countryside and riverside walks within close proximity. In the village centre there is a convenience store, chemist and two reputable public houses. Northwich town centre is just 2.7 miles and offers excellent shopping facilities. Davenham has a highly rated primary school while there is further education at nearby Leftwich County High rated outstanding and Sir John Deane's College. With the A556 being just a mile away this is a great commuting area with easy access to the motorway network.

**SERVICES:** Mains water, gas, electricity, and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested and buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band C - Energy Efficiency Rating Band TBC



# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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: C
- Tenure:Freehold

## EPC Rating

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



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