



VINCENT JAMES
ESTATE AGENTS

21 FAIRHOLME ROAD, DAVENHAM,
NORTHWICH, CW9 8LD

£315,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SUPERBLY SIZED SEMI DETACHED FAMILY HOME located in DAVENHAM. The accommodation includes: Hallway, Lounge, Kitchen Diner, Utility Room WC and BEDROOM FIVE / Family Room to the ground floor and FOUR BEDROOMS and shower room to the first floor. Externally there are are gardens to the side and rear elevation and OFF ROAD PARKING to the front elevation.

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Entrance Hallway

Accessed via double glazed front entrance door. Stairs to first floor. Doors to Family Room / Bedroom Five, Lounge & Kitchen Diner.



Lounge

22'1 x 10'4 max

Double glazed bay window to the front elevation. Double glazed window to the rear elevation. Two radiators. Feature fireplace with gas fire.



Kitchen Diner

17'4 x 13'9

Fitted with a range of wall, drawer and base units with GRANITE worksurfaces above. Inset sink with mixer tap. Inset electric oven with four ring gas hob and extractor fan above. Integrated Dishwasher & Fridge. Double glazed window to the rear elevation. Two radiators. Inset spotlights.



Rear Hallway

Doors to WC & Utility Room. Double glazed door to the side elevation.

WC

4'10 x 4'7

Low level WC and wash hand basin. Heated towel rail. Inset spotlights. Double glazed window to the rear elevation.

Utility Room

9'8 x 9'2

Space for Washing Machine, Tumble Dryer & Fridge Freezer. Wall mounted boiler.

Family Room / Bedroom Five

13'1 x 8'9

Double glazed window to the front elevation. Double glazed window to the side elevation. Laminate Flooring. Radiator.

Landing

Loft access. Doors to Bedrooms and Shower Room.

Master Bedroom

13'8 x 9'5

Double glazed window to the side elevation. Radiator. Range of fitted wardrobes. Vanity Unit with sink.



Bedroom Two

11'11 x 9'9

Double glazed bay window to the front elevation. Range of fitted wardrobes. Radiator.



Bedroom Three

10'9 x 9'0

Double glazed window to the rear elevation. Range of fitted wardrobes. Radiator.



Externally - Front

To the front elevation there is off road parking for four cars.



Bedroom Four

6'11 x 6'5

Double glazed window to the front elevation. Radiator.

Shower Room

6'0 x 5'7

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Tiled Floor. Heated towel rail. Double glazed window to the side elevation.



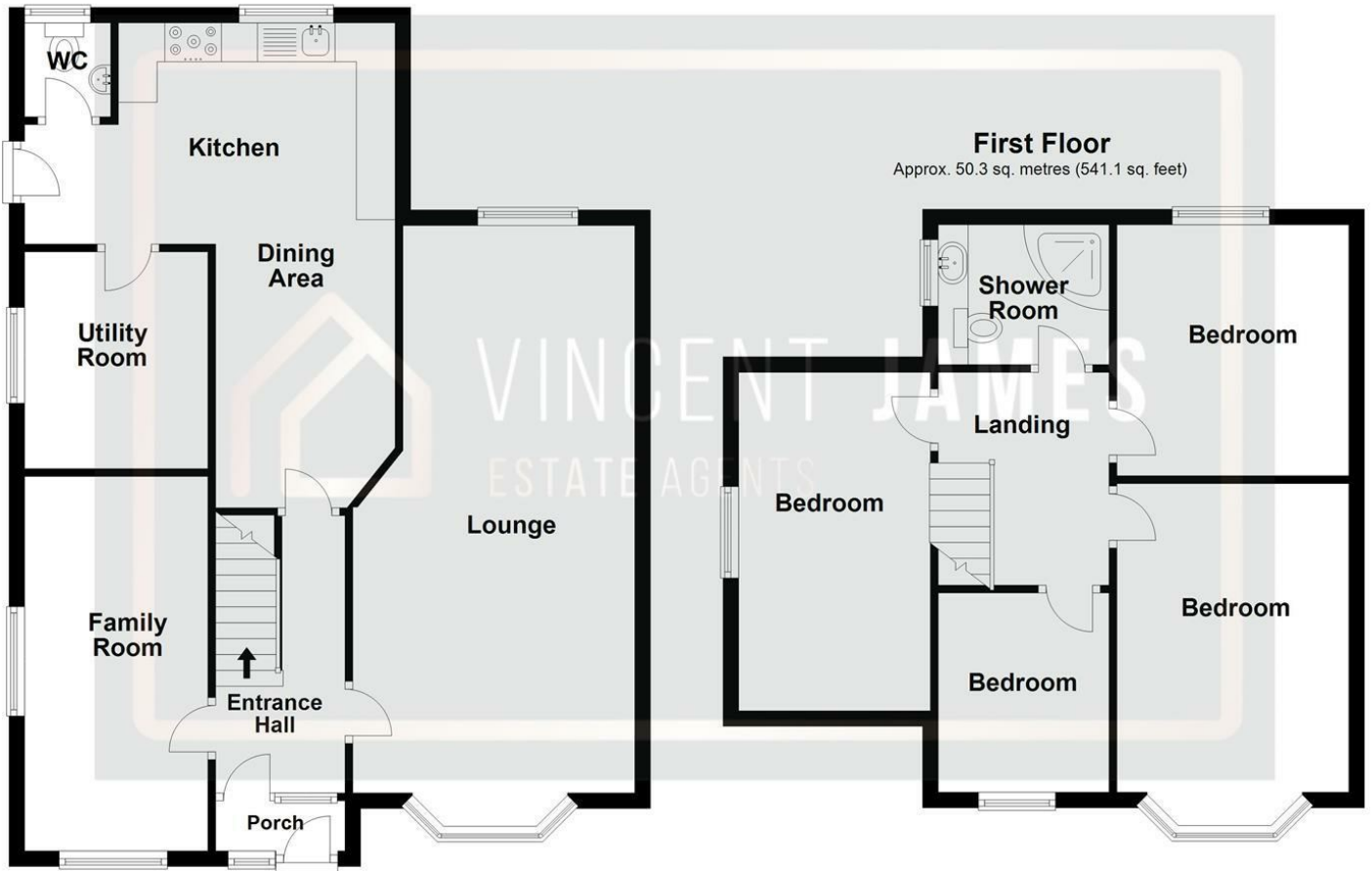
Externally - Rear / Side

To the rear and side elevations there are lawned gardens with planting borders.



Ground Floor

Approx. 73.5 sq. metres (790.7 sq. feet)



Total area: approx. 123.7 sq. metres (1331.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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