



VINCENT JAMES
ESTATE AGENTS

24 MERE BANK, DAVENHAM,
NORTHWICH, CW9 8NL

£375,000



Vincent James Estate Agents are pleased to present this four bedroom detached family home, located in the highly sought-after area of Davenham. This property provides amazing living spaces internally, as well as a multi-functional external space. The property is entered through the Entrance Hallway, leading to a Lounge, Kitchen, Conservatory, Bedroom, WC and Utility Room on the ground floor. Upstairs, the First Floor Landing features three further double bedrooms, an en-suite and a spacious Family Bathroom. Outside, you'll find a gardens to the front and rear aspects of the home, an outbuilding with power, and a driveway providing off-road parking. Don't miss the opportunity to view this ideal family home!

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Hallway

Accessed via the front entrance door, with Double Glazing to the front elevation and tiled flooring underfoot. Providing access to the WC, Lounge and Kitchen Diner. There is a wall mounted radiator, a staircase and a storage cupboard.

WC



Containing a Low Level WC, Hand Wash Basin with splashback, and a wall mounted radiator. Tiled flooring underfoot. Double glazed frosted window to the front elevation.

Lounge

27'4 x 10'7



With a double glazed window to the front elevation, and french doors to the conservatory. Wall mounted TV point. Two radiators to the wall and wood effect flooring underfoot.

Kitchen

9'2 x 10'2



Fitted with a range of wall, drawer and base units with worksurfaces above. Flowing seamlessly into the Utility Room & Conservatory. Tiled flooring and partly tiled walls. Inset spotlights overhead. Inset sink with mixer tap and drainer. Space for a Fridge Freezer. Wall mounted radiator. Inset Double Oven with five ring gas hob.

Utility Room

6'8 x 8'3



Fitted with a range of storage options with a worksurface to the wall. Space underneath for a Dishwasher & a Washer Dryer. Cupboard housing the boiler. Inset sink with mixer tap and drainer. Double glazed window to the rear. Providing access to Bedroom Two, the rear garden and the loft.

Conservatory

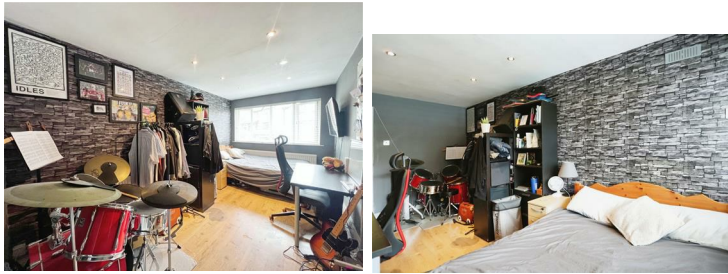
8'9 x 16'1



Multi-functional space, with glazing to the side and rear aspects of the home. Access door to the rear garden. French doors to the Lounge.

Bedroom Two

16'7 x 8'3



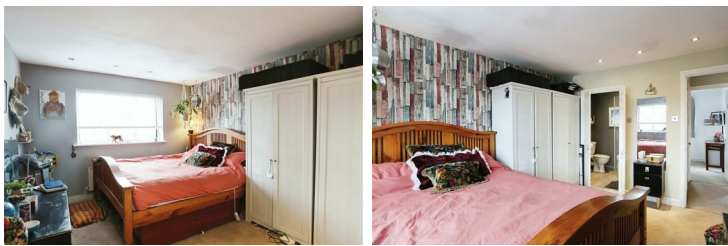
Double glazing to the rear aspect of the home. Two radiators to the wall. Inset spotlights overhead with oak effect flooring underfoot. Wall mounted TV point.

Landing

Providing access to all the Master Bedroom, Bedroom Three, Four, Family Bathroom and the Loft. Storage cupboard.

Master Bedroom

12'9 x 10'7



Double glazing to the front aspect of the home. Inset spotlights. Access to the en-suite.

En-suite

Three piece suite comprising of a Low Level WC, Hand Wash Basin and a Stand-in Shower Cubicle. There is a Heated Towel Rail to the wall. Double glazed frosted window to the side elevation. Wood effect flooring underfoot with part tiled walls.

Bedroom Three

9'3 x 10'7



Double glazed window to the rear elevation. Radiator to the wall.

Bedroom Four

9'3 x 8'9



Double glazed window to the rear elevation. Radiator to the wall.

Family Bathroom



Three piece suite comprising of a Low Level WC, Hand Wash Basin and a Panelled Bathtub with an Overhead Shower Attachment. Fully tiled walls. Double glazed frosted window to the front elevation.

Externally - Front



Driveway providing space for two cars. Lawned garden with planting beds and gated side access to the rear.

Externally - Rear



Characterful space, with a paved patio area, feature stone paving. Outbuilding with power. Gated side access to the front of the home.

Surrounding Area

Davenham, nestled in the sought-after Northwich area of Cheshire, boasts not only scenic beauty and excellent transport links but also access to top-tier educational facilities. Families in Davenham benefit from proximity to reputable primary and secondary schools known for their academic excellence and supportive environments. With easy access to nearby towns and cities via the A556 and Northwich train station, parents have the flexibility to choose the best educational opportunities for their children while enjoying the peaceful surroundings and community-oriented atmosphere that Davenham offers. This combination of quality education, convenient transport links, and scenic charm solidifies Davenham's reputation as a highly desirable place to live in Cheshire.

Extra Information

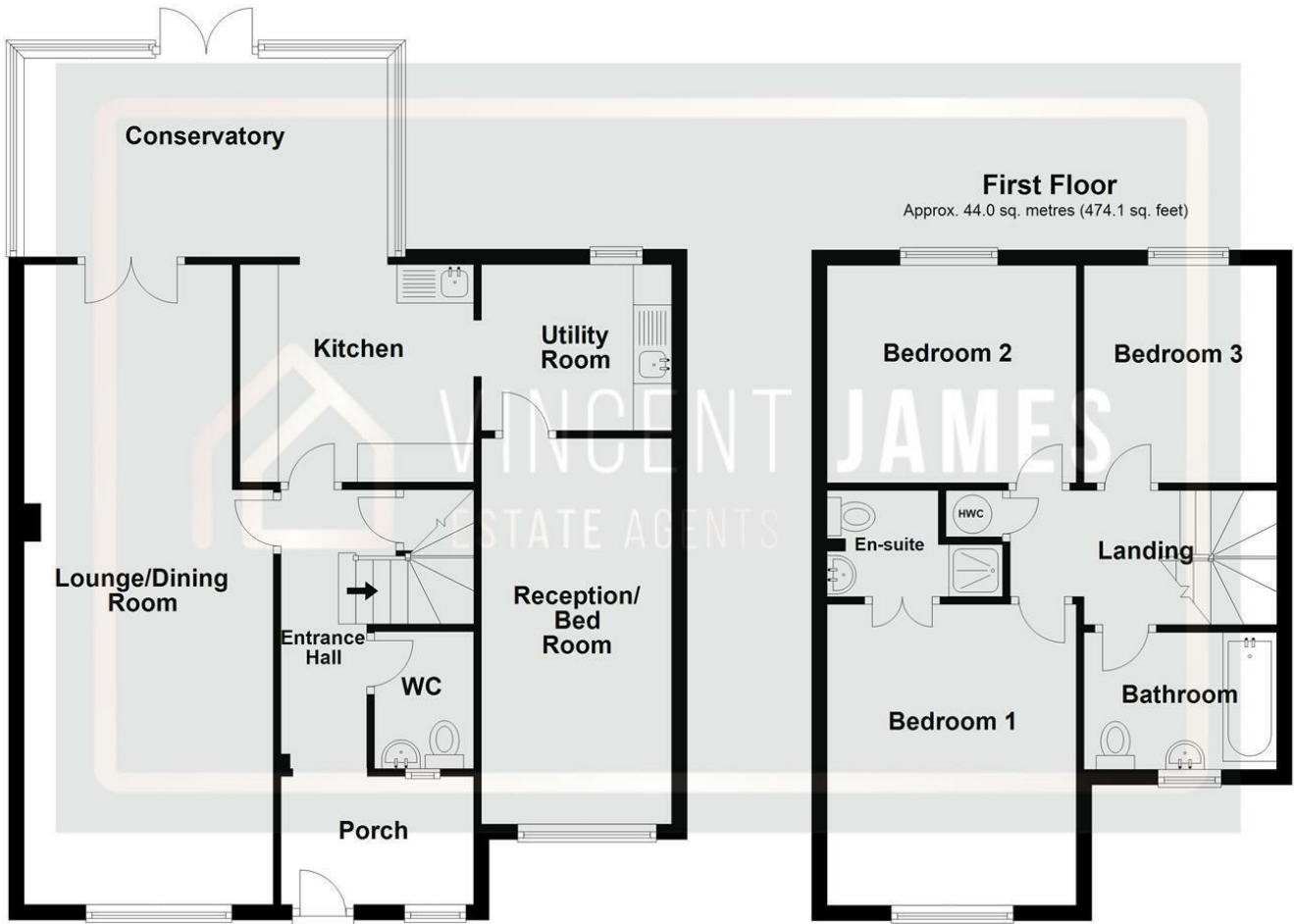
Tenure: Freehold
Length of lease: N/A
Annual Ground Rent: N/A
Service Charge: N/A
Service Charge Review Period: N/A
Council Tax Band: E

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

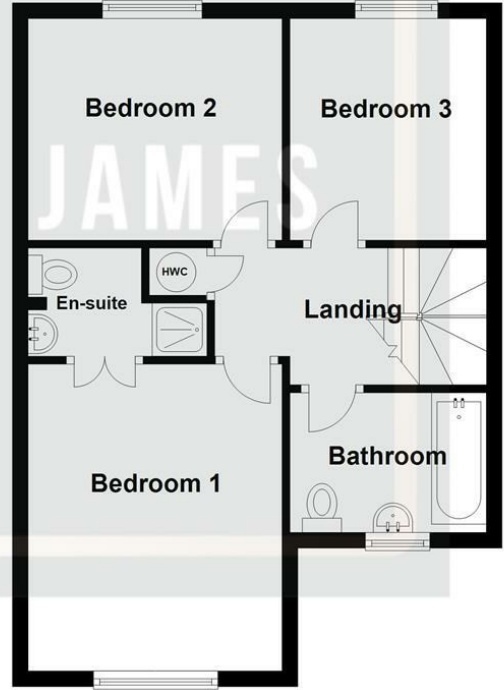
Ground Floor

Approx. 80.1 sq. metres (862.6 sq. feet)

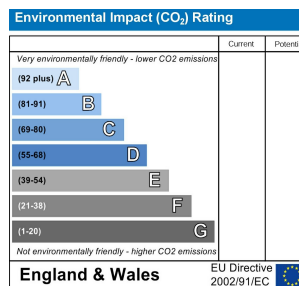
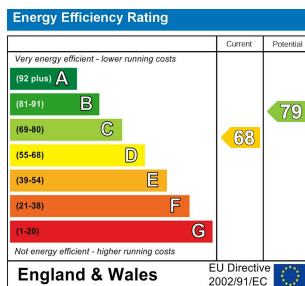


First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 124.2 sq. metres (1336.8 sq. feet)



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