



6 RAYLEIGH AVENUE,
DAVENHAM, CW9 8LE

£350,000



Vincent James Estate Agents are thrilled to present this charming three-bedroom semi-detached house located on Rayleigh Avenue, just a pleasant stroll from the delightful village of Davenham in Cheshire. Built in 1935, this property combines classic character with modern living, offering a generous 915 square feet of well-designed space.

Upon entering, you are welcomed by a spacious hallway that leads to a cosy lounge, perfect for relaxing evenings. The kitchen diner is a wonderful space for family meals and entertaining guests, creating a warm and inviting atmosphere. Upstairs, you will find three well-appointed bedrooms, providing ample space for family or guests, along with a family bathroom that caters to all your needs.

Externally, the property boasts an impressive driveway with parking for up to three vehicles, ensuring convenience for you and your visitors. The beautifully landscaped rear garden is an ideal setting for outdoor entertaining, barbecues, or simply enjoying the fresh air in a tranquil environment.

If you have been searching for your forever home in the picturesque village of Davenham, this property is not to be missed. Contact us today to arrange a viewing and take the first step towards making this lovely house your new home.

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Hallway



Leads into the Lounge and Kitchen Diner. Staircase to first floor.

Lounge



With double glazing to the bay window. French doors to the rear garden. Fireplace point.

Kitchen Diner



Fitted with a range of wall, drawer and base units with worksurfaces above. Storage cupboard. Velux window overhead. French doors to the side elevation.

Landing



Leading to all three bedrooms and family bathroom.

Master Bedroom



Double glazed bay window to the front elevation.

Bedroom Two



Double glazed window to the rear.

Bedroom Three



Multi-functional space. Double glazed window.

Bathroom



WC, Hand Wash Basin, Bath, Shower. Double glazed frosted window.

Externally (Front)



Spacious Driveway allowing for enough parking. Side access to the rear garden.

Externally (Rear)



Landscaped rear garden with decking area and gated side access to the front.

Extra Information

TENURE - FREEHOLD

COUNCIL TAX - C

AML & Financial Qualification

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. Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



6 Rayleigh Avenue,
Davenham

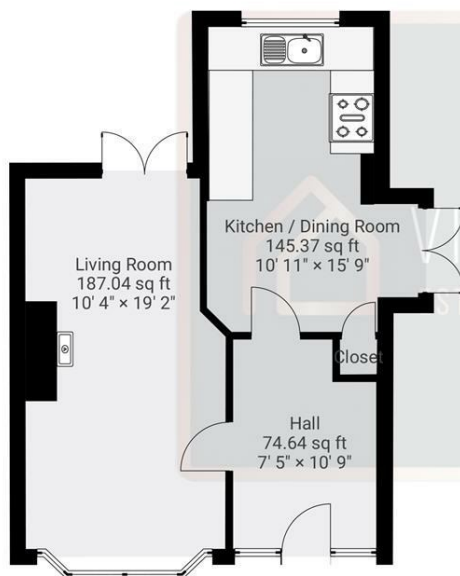
DETAILS
Total area: 749.94 sq ft
Living area: 749.94 sq ft
Floors: 2
Rooms: 9

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0' 2' 4' 6' 8'
1:79

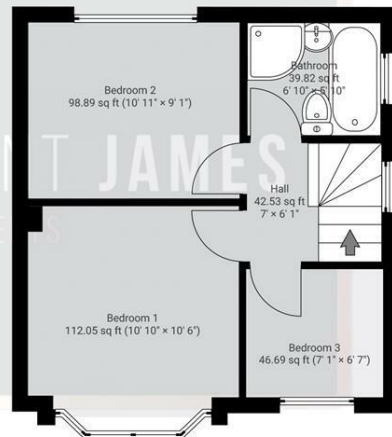
▼ Ground Floor

TOTAL AREA: 410.25 sq ft • LIVING AREA: 410.25 sq ft • ROOMS: 4



▼ 1st Floor

TOTAL AREA: 339.69 sq ft • LIVING AREA: 339.69 sq ft • ROOMS: 5



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

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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