



**London Road, Davenham Northwich CW9 8ED**



**welcome to**

**London Road, Davenham Northwich**

A fabulous character home found within a sought after location and set on the popular London Road within a short walking distance to the highly sought after Davenham Village and all of its amenities. This deceptively spacious semi detached home comes to the market with NO ONWARD CHAIN.



### Entrance Hall

Having an original style wooden front door with obscured and leaded window lights, featuring exposed tiled flooring, internal wooden door with window light.

### Reception Hall

12' 6" x 3' 5" ( 3.81m x 1.04m )

Featuring exposed tiled flooring, deep coving and architrave's, radiator with thermostat, stairway to the first floor, stripped wooden doors to ;-

### Living Room

14' 5" Maximum into bay window x 12' Into alcoves (

4.39m Maximum into bay window x 3.66m Into alcoves )

Having a front aspect double glazed Bay Window, radiator with thermostat, original style tiled fireplace, deep coving and picture rails, side aspect double glazed window, power points, telephone point, TV aerial point.

### Dining Room

12' 8" x 12' 8" Maximum into alcoves ( 3.86m x 3.86m

Maximum into alcoves )

Having front and side aspect double glazed windows, featuring a log burner within an inset fireplace having a stone hearth, wooden flooring, radiator with thermostat, coving, power points, a built in cupboard housing meters with display shelving, understairs stairs storage cupboard providing storage space. Stripped wooden door to the kitchen.

### Inner Hallway

Having a side aspect double glazed window, double panel radiator with thermostat, feature tiled flooring, coving and inset spot down lighting, opening to the breakfast kitchen.

### Utility/Cloakroom W.C

6' 4" x 5' 10" ( 1.93m x 1.78m )

Modern range of wall mounted and base level units incorporating a Belfast style sink, high gloss units with ample storage space. Plumbing for washing machine, a low level W.C, Part tiled walls and matching tiled flooring, inset spot down lighting and

extractor fan, and power points.

### Breakfast Kitchen

23' x 9' 5" ( 7.01m x 2.87m )

A large breakfast kitchen featuring a range of modern shaker style base level units having granite effect work top surfaces incorporating a built in sink and drainer. Having a range of built in appliances including a stainless steel electric oven and separate grill, a five ring gas hob with a stainless steel extractor hood with lighting over. Built in dishwasher, space for a fridge freezer, the base units have a range of pan drawers and storage units with soft-close doors. Display shelving, matching tiled flooring, side aspect double glazed windows, cupboard housing the gas boiler, two double radiators with thermostats, inset spot down lighting, power points, and double glazed French Doors opening to the rear garden.

### First Floor Landing

featuring a split level half galleried landing with an original style balustrade, a built in storage cupboard with stripped wooden doors, loft access with a wooden pull-down ladder and part boarded for storage. Radiator with thermostat, power points, stripped wooden doors.

### Master Bedroom

15' 10" Maximum into alcove x 12' ( 4.83m Maximum into alcove x 3.66m )

Having a front aspect double glazed window, double panel radiator with thermostat, feature original style display fireplace, coving, inset spot down lighting, power points.

### Bedroom Two

12' 9" x 9' 10" Maximum into alcove ( 3.89m x 3.00m

Maximum into alcove )

Having a rear aspect double glazed window, radiator with thermostat, coving and inset spot down lighting, power points, and display shelving.

### Bedroom Three

10' 6" x 9' 3" ( 3.20m x 2.82m )

Having a rear aspect double glazed window and featuring dual velux roof windows, radiator with thermostat, exposed wooden flooring, inset spot down lighting, and power points.

### Family Bathroom

10' 7" x 6' 2" ( 3.23m x 1.88m )

A spacious modern four piece suite comprising a fully tiled walk-in double shower cubicle incorporating dual shower heads with a rainfall shower and glass screen, a panel bath with chrome mixer taps, pedestal wash hand basin and a low level W.C. Featuring part tiled walls and tiled flooring, inset down lighting and extractor fan, and a chrome towel radiator.

### Externally

The front of the property has a walled garden and shailed garden areas with a paved pathway and gated access to the front door, the walled garden continues to the side. The side has walled borders with pillars giving access to the shailed driveway providing off the road parking, with gated access to the rear garden. The rear offer an enclosed walled garden having artificial grass, paved walkways and stepping stones, fenced borders with mature flowerbeds, trees and shrubs. All giving access to the detached double garage.

### Detached Double Garage

18' 8" x 15' 9" ( 5.69m x 4.80m )

Having a remote control electric up and over roller door, power points and lighting, side aspect door, and side aspect window, and eaves storage space.



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## London Road, Davenham Northwich

- SPACIOUS CHARACTER SEMI DETACHED HOME
- ADDED BENEFIT OF A DETACHED DOUBLE GARAGE
- COUNCIL TAX BAND D
- DRIVEWAY AND REAR GARDEN & PATIO
- WELL PRESENTED CHARACTER MEETS MODERN HOME

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£350,000**



Please note the marker reflects the postcode not the actual property

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