



HINCHLIFFE
HOLMES



6 HILL TOP GRANGE



GROUND FLOOR

Entrance Hall
Lounge
Living Dining Kitchen
WC

FIRST FLOOR

Landing
Bedroom One
En-suite
Walk-in Wardrobe=
Bedroom Two
En-suite
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

Garage
Parking
Gardens

6 HILL TOP GRANGE

Davenham | CW9 8XB

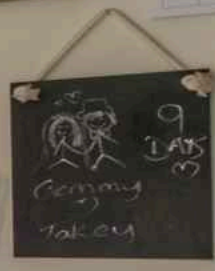
Situated on the outskirts of Davenham, this beautifully presented Stewart Milne built detached property is beautifully presented throughout. This property benefits from an open plan Dining Kitchen, lounge, four bedrooms, three bathrooms, landscaped private gardens, integral garage and off road parking for multiple vehicles.

Davenham is a rural sought-after village and provides for most day-to-day requirements. It has a thriving village centre with a beautiful church, two reputable public houses, a chemist, post office and convenience store. The nearby town centres of Northwich and Knutsford cater for more comprehensive shopping needs. For the commuter the property is especially well placed and in easy reach of the A556 dual carriageway providing

a gateway to Manchester, Chester and the North West Motorway Network. Manchester and Liverpool Airports are also close by as are Rail Stations at Northwich and Plumley on the main line to Chester and Manchester and the Hartford to London line. Excellent educational facilities are situated close by to suit children of most ages in both the State and Private sector. Particular note should be made of the primary school in the village and private school, The Grange, in nearby Hartford. For the sports person there are nearby leisure centres in Northwich and Knutsford which cater for most activities, and there are also a number of other private sporting clubs in the surrounding area. The village is on the doorstep to some of Cheshire's finest countryside and there are some beautiful country walks to be had.





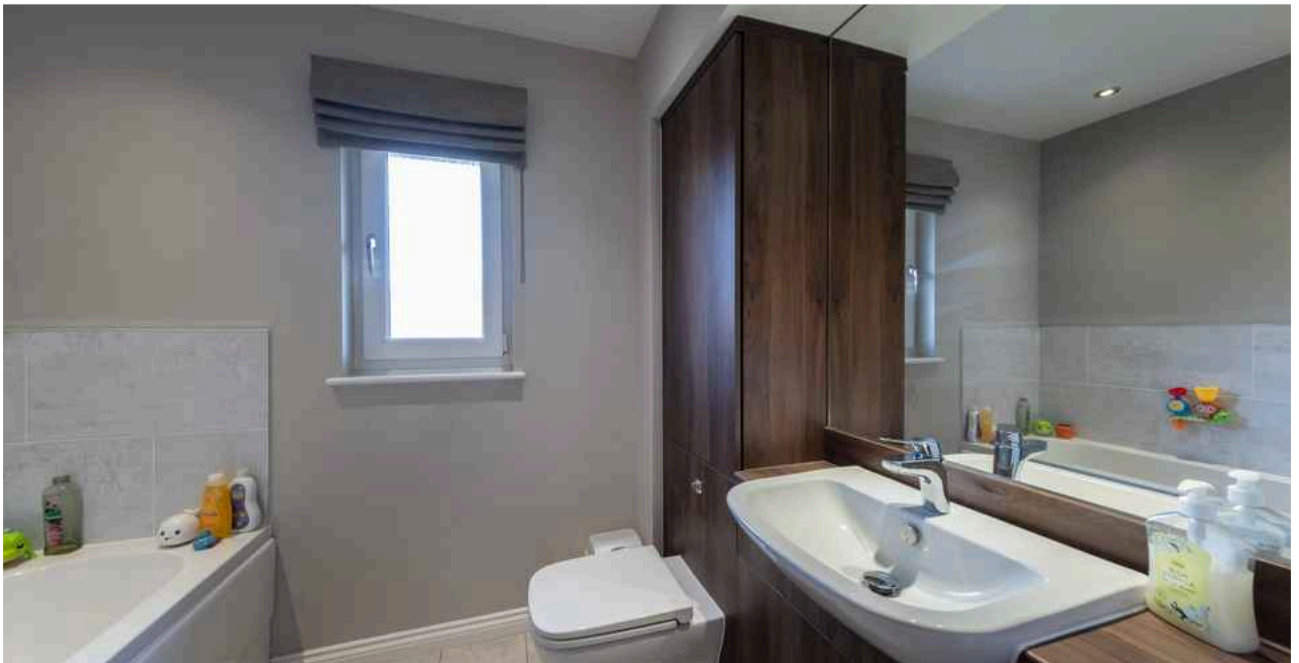










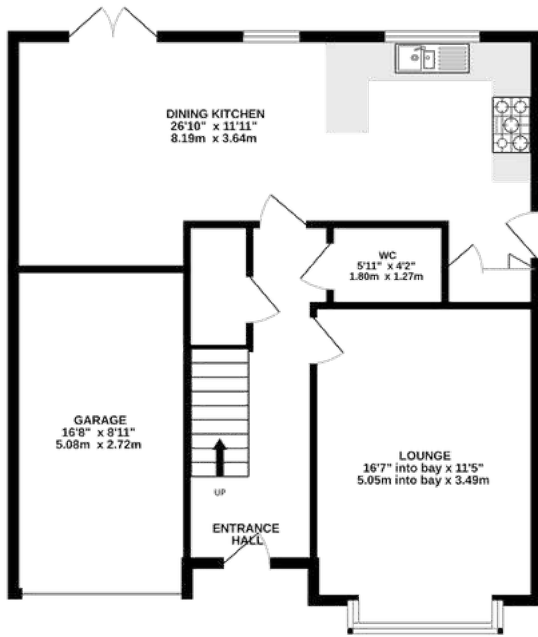




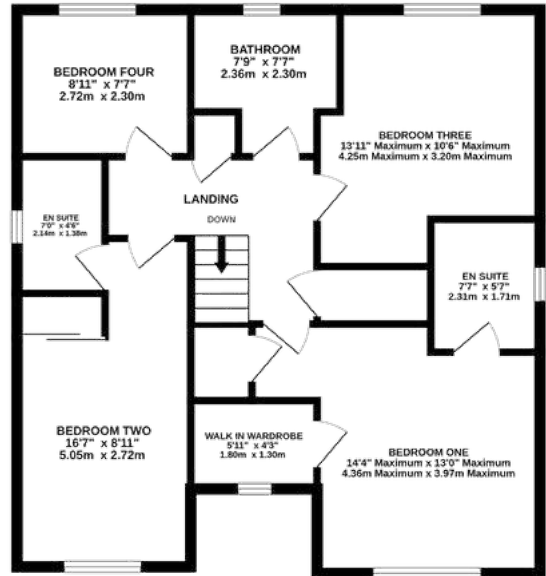




GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION

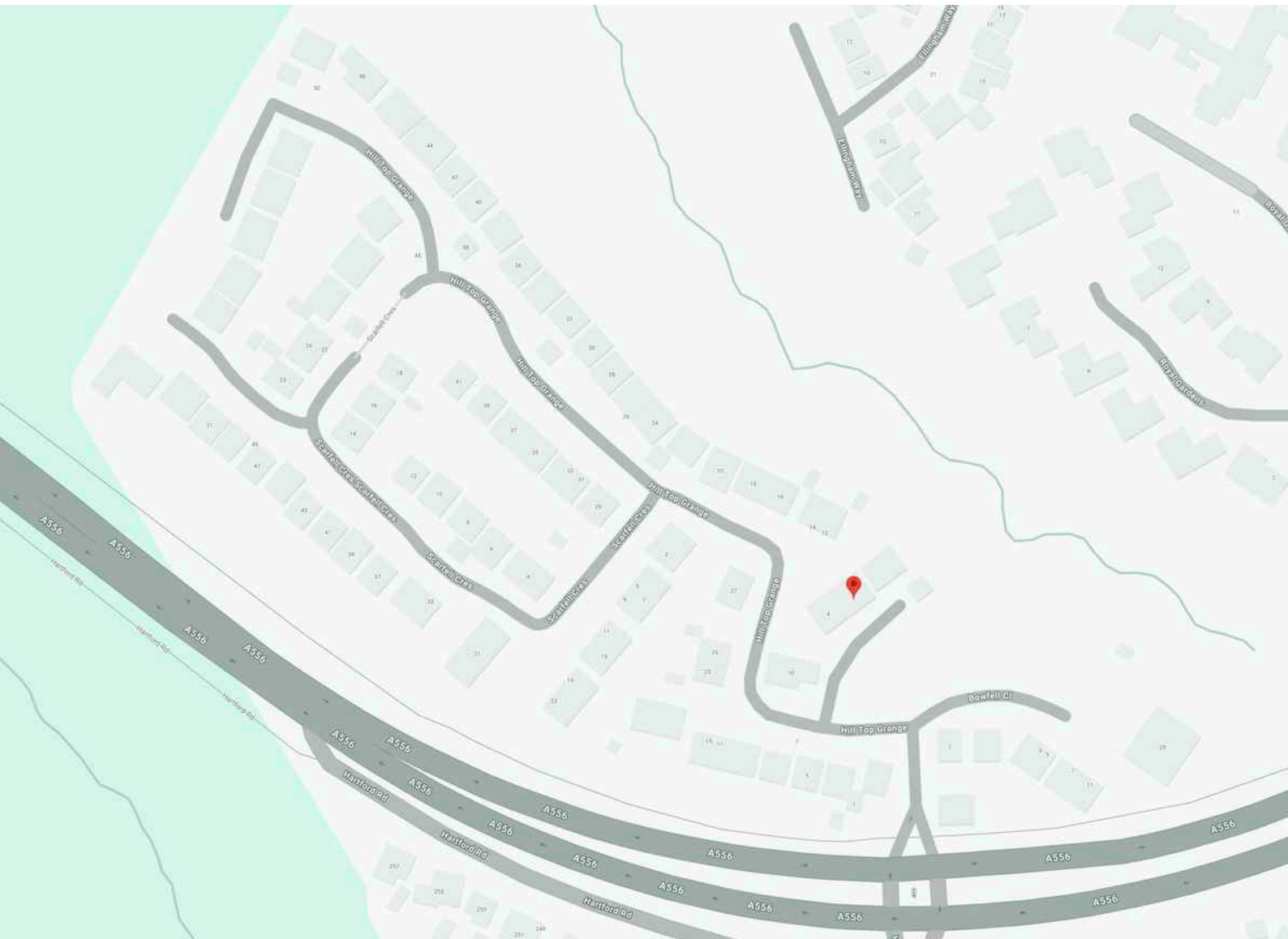

Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Hincliffe Holmes

2021-2022




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2023-2024



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& NORTH WEST**

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LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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