



**Hartford Road, Davenham, Northwich, Cheshire,
CW9**

Guide Price: £340,000

Freehold

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**** OFFERED WITH NO ONWARD CHAIN ****

Welcome to this beautifully presented three-bedroom semi-detached property located in the highly sought-after area of Hartford Road, Davenham. This delightful home offers a perfect blend of modern living and functional design, making it ideal for families, professionals, or anyone looking for a spacious and comfortable property in a prime location.

Upon entering the property, you are greeted by a welcoming hallway that leads into a stunning 21ft living and dining room. This expansive space is flooded with natural light, thanks to the patio doors that open directly onto the rear garden. The room provides ample space for both relaxation and entertaining, making it the heart of the home.

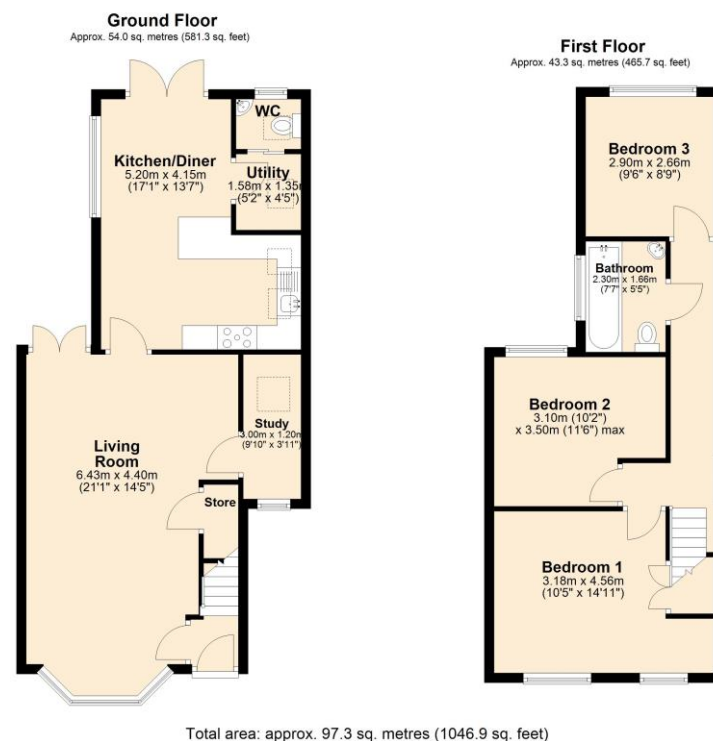
The breakfast kitchen is another standout feature, offering a modern and practical space for cooking and dining. It includes a breakfast bar, freestanding appliances, and additional patio doors that lead to the garden, allowing for seamless indoor-outdoor living. Adjacent to the kitchen, you'll find a convenient utility room, perfect for additional storage and laundry needs, as well as a downstairs WC.

Upstairs, the property boasts three well-proportioned bedrooms, complemented by a stylish family bathroom, complete with contemporary fittings and finishes.

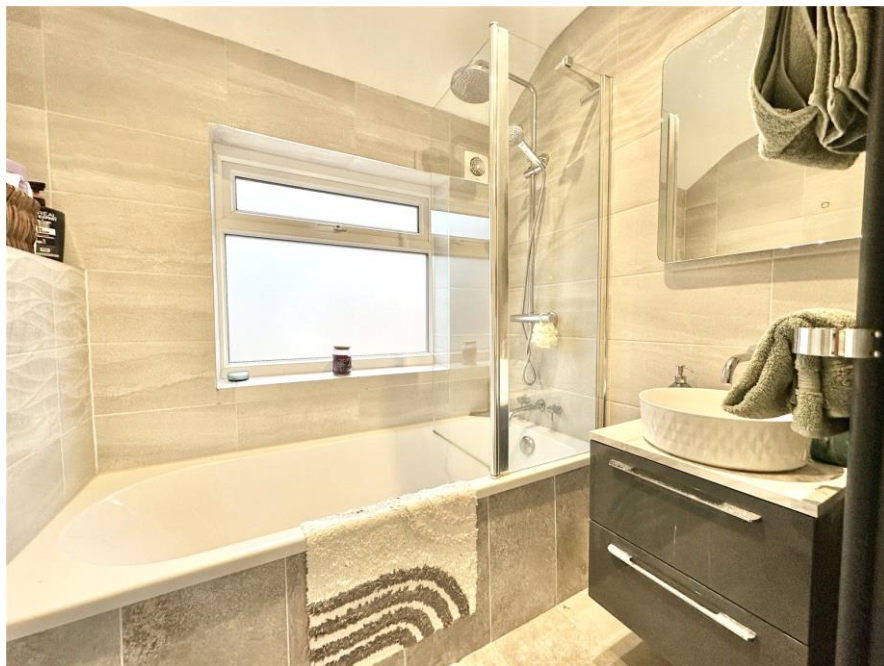
The enclosed rear garden is a private oasis, bordered by mature hedges that provide a sense of seclusion. This outdoor space is ideal for children, pets, or entertaining guests during the warmer months. To the front of the property, there is off-road parking, ensuring convenience and ease for homeowners and visitors alike.

Situated in the desirable village of Davenham, this property benefits from excellent local amenities, highly regarded schools, and easy access to transport links, making it a fantastic choice for those seeking a well-connected yet peaceful lifestyle.

- Freehold
- EPC Grade E
- Council Tax Band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.