



**GASCOIGNE
HALMAN**

17 DAVENPORT LANE, ARCLID, SANDBACH

THE AREAS LEADING ESTATE AGENT

| £365,000

A four bedroom, two bathroom, detached family home located on the edge of this popular development in Arclid, with off two reception rooms, off road parking and a generous open plan kitchen diner

Constructed by Morris Homes, this Appleton Style home offers deceptively spacious accommodation.

Accessed via Davenport Lane rather than within the development, the property has had some recent enhancements including new flooring flowing through the whole of the ground floor along with a garage conversion which has created a very useful second reception room making an ideal home office, play room, snug or additional bedroom if required. The remainder of the accommodation comprises of a living room with bay window to the front, double doors opening to an open plan kitchen diner overlooking the rear garden. The kitchen is fitted with a range of modern units with integrated appliances, while off the kitchen is a very useful utility room with access to the side and a downstairs WC.

To the first floor there are four bedrooms, the master bedroom with built in wardrobes and a three piece en-suite shower room. The main bathroom is also fitted with a three piece suite.

The driveway to the front provides off road parking, gated access to the side leads onto the rear garden with its paved patio area, timber shed and fence boundaries, the remainder of the garden is mainly laid to lawn appreciating a westerly aspect, benefitting from the afternoon and evening sunshine

A freehold property in a popular location.

DIRECTIONS

CW11 2SP- Davenport Lane, Arclid

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

LOCATION

Arclid is a village and civil parish in the unitary authority of Cheshire East and the ceremonial county of Cheshire, England. It is about two miles east of Sandbach, five miles west of Congleton and about four miles south of Holmes Chapel where there are railway stations on the Crewe to Manchester mainline, providing rapid access to Manchester International airport. Crewe mainline station is only ten minutes away, making London under two hours away. Excellent educational facilities are catered for in both the state and private sector with schools in Sandbach, Holmes Chapel and Congleton having a very good reputation. Sandbach town offers a good range of day to day shopping facilities. Leisure centres cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East, council tax band D

ENERGY PERFORMANCE RATING

EPC Rating: B

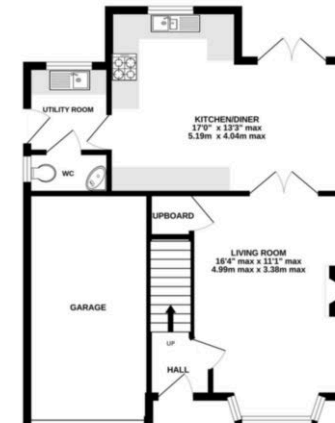
VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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HALMAN**

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