



***15 Grovemount, Davenham, Northwich, Cheshire, CW9 8LY***  
***£475,000***

*Detached bungalows on Grovemount, in the beautiful village of Davenham, are as rare as hen's teeth and seldom come to market. Set on a generous plot with wrap-around gardens, this well-proportioned property is offered for sale chain free. An inviting entrance hall provides access to the main living accommodation, which includes a light and airy lounge diner, breakfast kitchen, and conservatory. The ground floor is completed by a principal bedroom with en-suite, a further bedroom, and a family bathroom. To the first floor is an additional bedroom with en-suite, along with a useful office area—ideal for those working from home. A fantastic opportunity to purchase a lovely home in a highly desirable location—early viewing is strongly recommended.*

## Accommodation

### *ENTRANCE PORCH*

*Accessed via the entrance door with a door that leads to the inviting entrance hall.*

### *ENTRANCE HALL*

*An inviting entrance hall with useful storage cupboards provides access to the lounge diner, kitchen, bedrooms one and three, while stairs rise to the first floor.*

### *LOUNGE DINER 20' 8" x 11' 9" (6.3m x 3.6m)*

*With a double glazed window to the front elevation and double glazed French doors, with glazed side panels which lead to the garden. Wall mounted radiators and feature fire place and fire.*

### *KITCHEN 8' 10" x 13' 5" (2.7m x 4.1m)*

*With a double glazed window to the side elevation and double glazed French doors which lead to the Conservatory. Fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated appliances include, oven and hob, washing machine, dishwasher, fridge and freezer.*

### *CONSERVATORY 15' 5" x 10' 5" (4.7m x 3.2m)*

*A lovely room over looking the garden, built on a dwarf wall, wall mounted radiator and double glazed French doors lead to the garden.*

### *BEDROOM ONE 20' 8" x 12' 9" (6.3m x 3.9m)*

*A fantastic main bedroom with double glazed windows to the front elevation, wall mounted radiators and fitted with a range of units providing storage and hanging space. Double doors lead to the en-suite.*

### *EN-SUITE*

*With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin, shower cubicle and shower and bidet. Tiled walls and wall mounted radiator.*

### *BEDROOM THREE 11' 9" x 10' 2" (3.6m x 3.1m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *BATHROOM*

*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin, panelled bath and bidet. Tiled walls and wall mounted radiator.*

### *LANDING*

*Useful wardrobes providing storage, roof windows and an office area which is ideal if you work from home.*

### *BEDROOM TWO 9' 10" x 12' 9" (3.0m x 3.9m)*

*With a double glazed window to the rear, wall mounted radiator and eaves storage and a door leads to the en-suite.*

**EN-SUITE**

*With a double glazed window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin, corner bath. Tiled walls and wall mounted radiator.*

**EXTERNALLY**

*To the front is laid to lawn with ample off road parking and laid to lawn. The rear has a storage shed, well established shrubs and plants, laid to lawn and patio area, ideal for al-fresco dining.*





Total area: approx. 136.4 sq. metres (1467.9 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.