



Hartford Road | Davenham | CW9 8JE

EDWARD
mellor



Features

- A beautifully appointed detached bungalow
- Completely refurbished and superbly presented
- Stunning orangery with lantern light
- 3 bedrooms and 2 upgraded bathrooms
- Impressive loft conversion with work space

A surprisingly spacious and beautifully appointed traditional detached bungalow, offering a flexible and extended layout with gas central heating having a new combi boiler installed 2024 and PVCu double glazing. Best appreciated on inspection, comprising inviting entrance hall, an attractive lounge with the focal point of a feature fireplace

with gas fire and bay window, a dining room which flows seamlessly through to the signature feature of a stunning orangery, flooded with natural light from its impressive lantern roof. The fitted kitchen is well equipped with a range of integrated appliances. There are two well-proportioned ground-floor bedrooms each served by an upgraded shower room. A superb loft

conversion provides a generous third bedroom with en suite bathroom and a useful work-from-home or hobby space. Outside with a detached brick built garage and summer house both with mains power, a long block-paved driveway, ample off-road parking and private mature gardens perfect for relaxation.



The property forms part of an established and much favoured road within the desirable location of Davenham. A short walk leads to the village centre with a convenience store, chemist, 2 public houses, bowls club, playing fields with green space, restaurant, village hall and the picturesque landmark of St Wilfred's parish church. Northwich town centre is 2 miles away and offers many shops and national chain stores, Waitrose supermarket with a pretty marina, multiplex cinema complex and memorial court with swimming pool and gym. The A556 bypass in less than a minutes drive linking directly to the motorway network and many commercial centres throughout the North West. Inside one mile is access to miles of Cheshire countryside and delightful riverside walks and cycle rides. Watch our Virtual Tour.

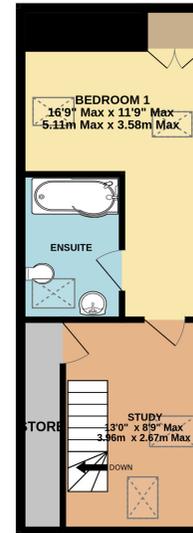
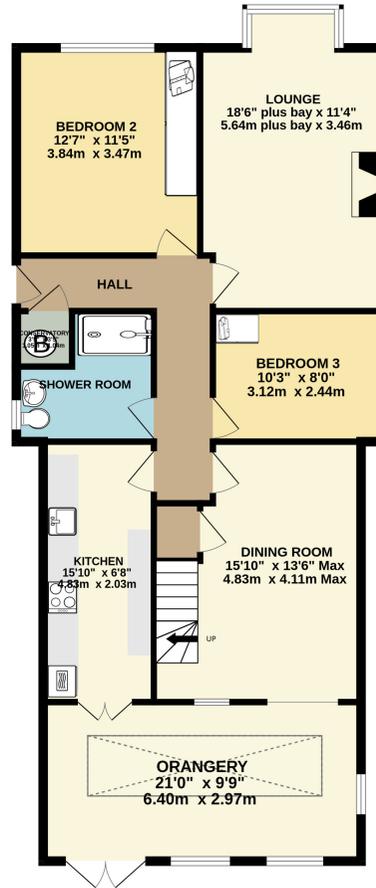
SERVICES: Mains water, gas, electricity and drainage. Ample power sockets throughout. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services and fittings have been tested. Prospective buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band C - Energy Performance Rating C

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



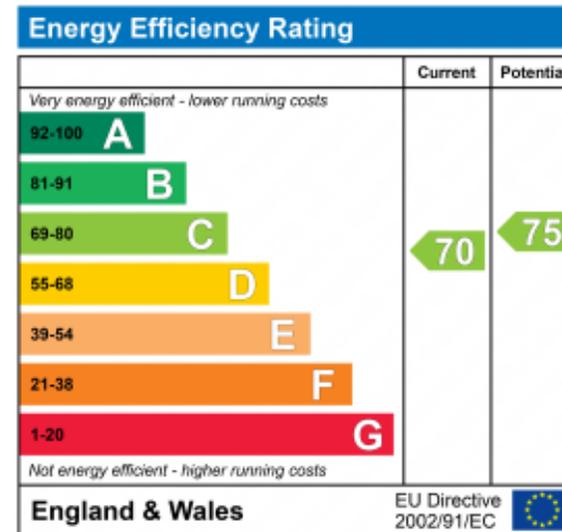
TOTAL FLOOR AREA: 1414 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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