



Firth Fields Close | Davenham | CW9 8JX

EDWARD
mellor



Features

- Brimming With Potential
- First-time buyers and investors welcome
- Highly Sought - After Location
- Expansive Garden
- With no forward chain

Offered with no onward chain, this modern detached home presents an excellent opportunity for buyers seeking a project with scope to add value. Priced to reflect the improvement works required, the property occupies a generous plot at the end of a quiet cul-de-sac in a

highly desirable village location. The accommodation comprises an entrance hall, lounge, and dining kitchen with clear potential for modernisation. There are three bedrooms, one of which would be ideally suited as a home office, along with a bathroom. Externally, the

property benefits from excellent off-road parking and a substantial plot, offering further possibilities subject to the necessary consents. A great opportunity for those looking to update and personalise a home to their own requirements.



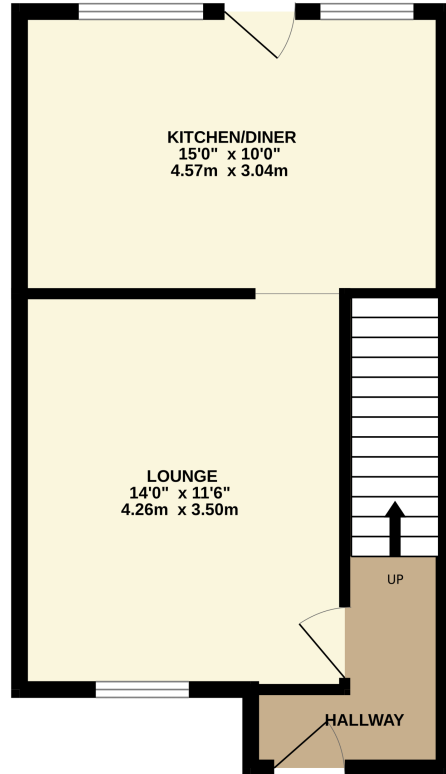
The property forms part of an established and much favoured road within the desirable location of Davenham. A short walk leads to the village centre with a convenience store, chemist, 2 public houses, bowls club, playing fields with green space, restaurant, village hall and the picturesque landmark of 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.

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 TBC

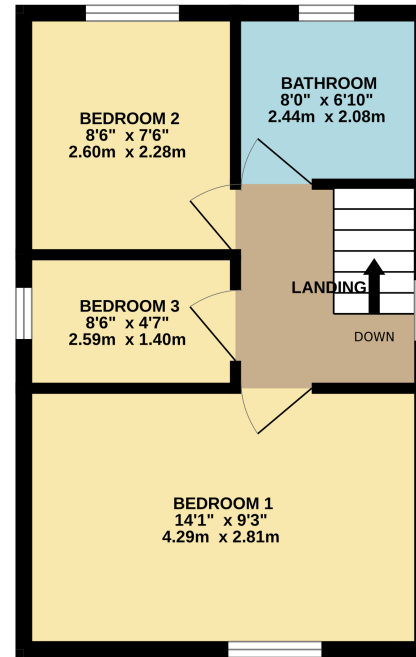
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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