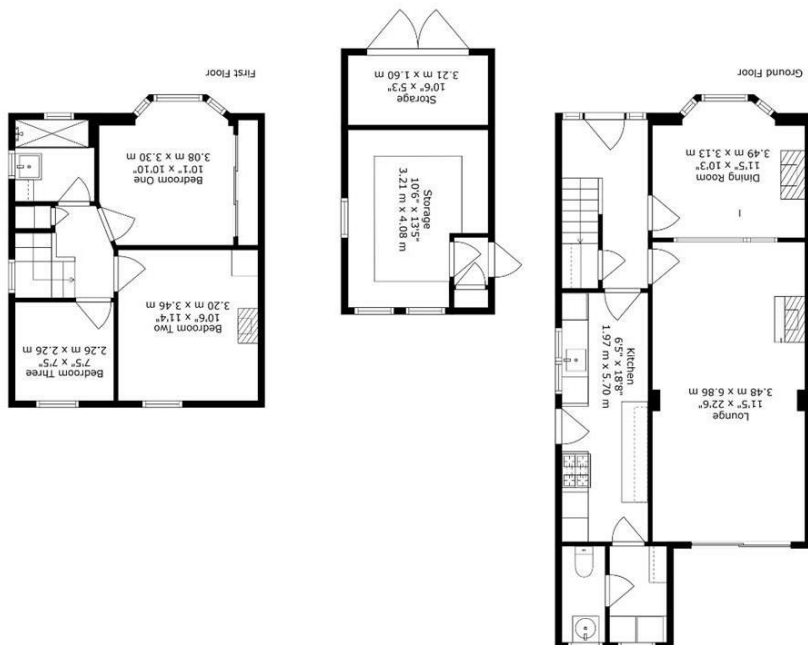


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only.

9 Eaton Lane, Davenham
Approximate Gross Internal Area:
1239 sq.ft / 115 sq.m

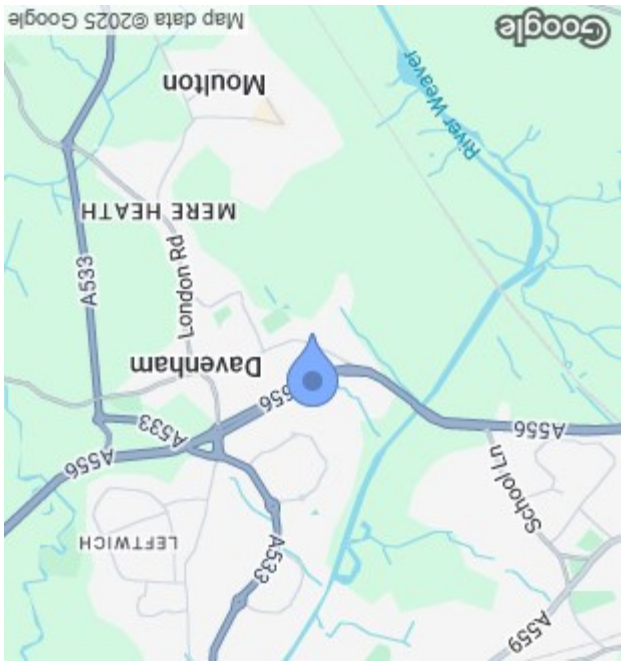


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England & Wales	
EU Directive 2002/91/EC	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Energy Efficiency Rating



9 Eaton Lane
Davenham
Cheshire
CW9 8JL



£370,000

Located within the tranquillity of a prized cul de sac, encompassed by the greenery of open farmland Eaton Lane stretches down to a quintessential cattle grid leading the way to scenic walks along the banks of the River Weaver and a circular route to Moulton village. A popular primary school is merely half a mile from your door and there's easy access to central Northwich and commuter routes.

Behind the colours of a beautifully planted front garden a handsome bay facade reflects the Edwardian and Modernist architectural traits of the era. Inside you'll find a lovely measure of natural light filtering down into an elegant hallway that instantly generates a cherished feeling of height and space. It unfolds onto a duo of reception rooms filled with views of the gardens, generating plenty of flexibility for family life. At the front of the property a dining room with traditional picture rails and wide bay windows has a focal point fireplace. High inner windows connect to an adjacent lounge where thoughtfully extended dimensions reach down to a wall of sliding doors that bathe the space in sunlight and take you out onto a south-east facing patio. The richly toned flooring matches that of the dining room and while feature patterns lend a tastefully chosen finishing touch, a further fireplace has a floating solid oak mantel.

With a split stable-style door to a considerable second patio, an excellently sized kitchen is fully fitted with integrated tower ovens and has the added benefit of an adjoining utility room with a handy ground floor cloakroom.

Explore upstairs and it's here that you'll find a trio of bedrooms with lovely countryside views, picture rails and plenty of period charm. A generous main bedroom with bay windows has the hidden bonus of fitted wardrobes hidden neatly away behind an expanse of sliding mirror doors. A second double bedroom has accent patterns and a picture-perfect period fireplace, while a spacious third bedroom has the capacity to become a home office if needed. Together they share a modern family shower room with a broad glass framed walk-in shower. Glazed mosaics punctuate marble veined tiles, and a square leaded light window gives a final reminder of the house's heritage.

At the front of this 1930s home a substantial garden sees a bounty of colourful mature shrubs frame an established lawn and private brick paved driveway. The arched canopied entrance of the house instantly hints at the character within, while to its side a detached double garage is insulated. Currently divided into two separate spaces it adds to the magnificent amount of potential on offer to extend and adapt the property (STNC). To the rear, equally beautiful gardens wrap-around producing an idyllic place for everyone to enjoy. Two patios give a choice of spaces for al fresco entertaining and whilst the enviable dimensions of one with a south facing aspect easily accommodates the shelter the of a contemporary pergola, the other proffers a relaxing spot to sit with a morning coffee or a glass of wine at the end of the day. Impeccably clipped high hedgerows reach around giving an evergreen backdrop and exemplary beds of mature shrubs frame an extensive lawn that entices you down to a pretty summerhouse. It is easy to see the level of love and attention to detail that has been given to the gardens of this Eaton Lane house.

