



Firth Fields Close | Davenham | CW9 8JX

EDWARD  
**mellor**





## Features

- Vacant with no onward chain
- A modern 2 bed semi-detached house
- Gas central heating and PVCu double glazing
- Lounge, dining room & conservatory
- Garage and secluded rear garden

Occupying a superb position in the heart of the highly sought after village of Davenham, this modern semi detached house is offered for sale vacant and with no ongoing chain. The accommodation is ready to move into, although it also provides an excellent opportunity for a purchaser to

introduce their own choice of décor and finishes over time. Benefitting from gas central heating and PVCu double glazing, the ground floor comprises entrance hall, cloakroom, lounge and dining kitchen with double doors opening into a conservatory. To the first floor are two bedrooms and a shower

room. Externally, there is a front garden together with a particularly private and mature rear garden, providing an attractive setting in which to relax. A garage is located a short walk from the property. An appealing home in a prime village location with excellent potential.





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.

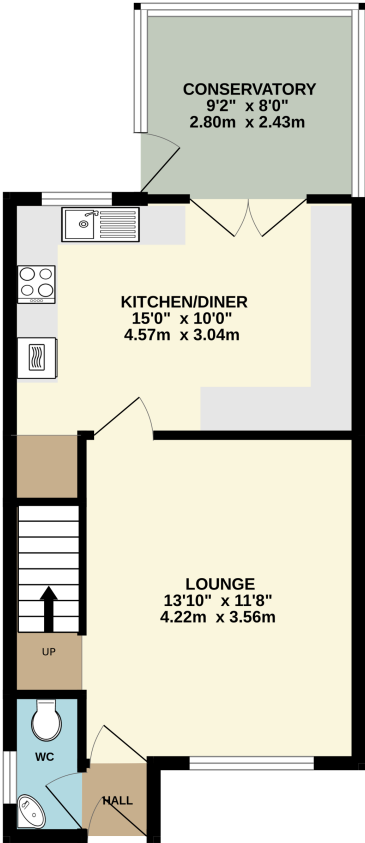
**SERVICES:** Mains water, gas, electricity and drainage. Ample power sockets throughout. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services and fittings have been tested. Prospective buyers are advised to obtain their own independent reports. **ASSESSMENTS:**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



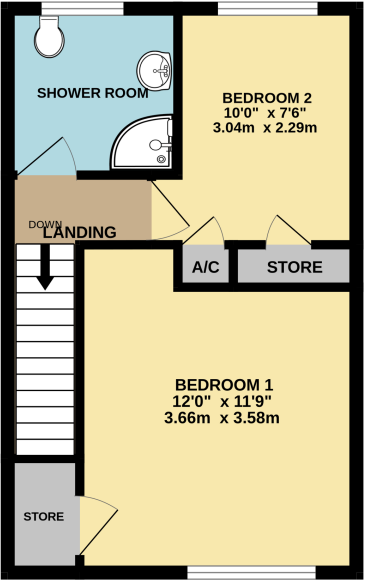
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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

10, The Bull Ring, CW9 5BS  
T: 01606 455 14  
E: [northwich@edwardmellor.co.uk](mailto:northwich@edwardmellor.co.uk)

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