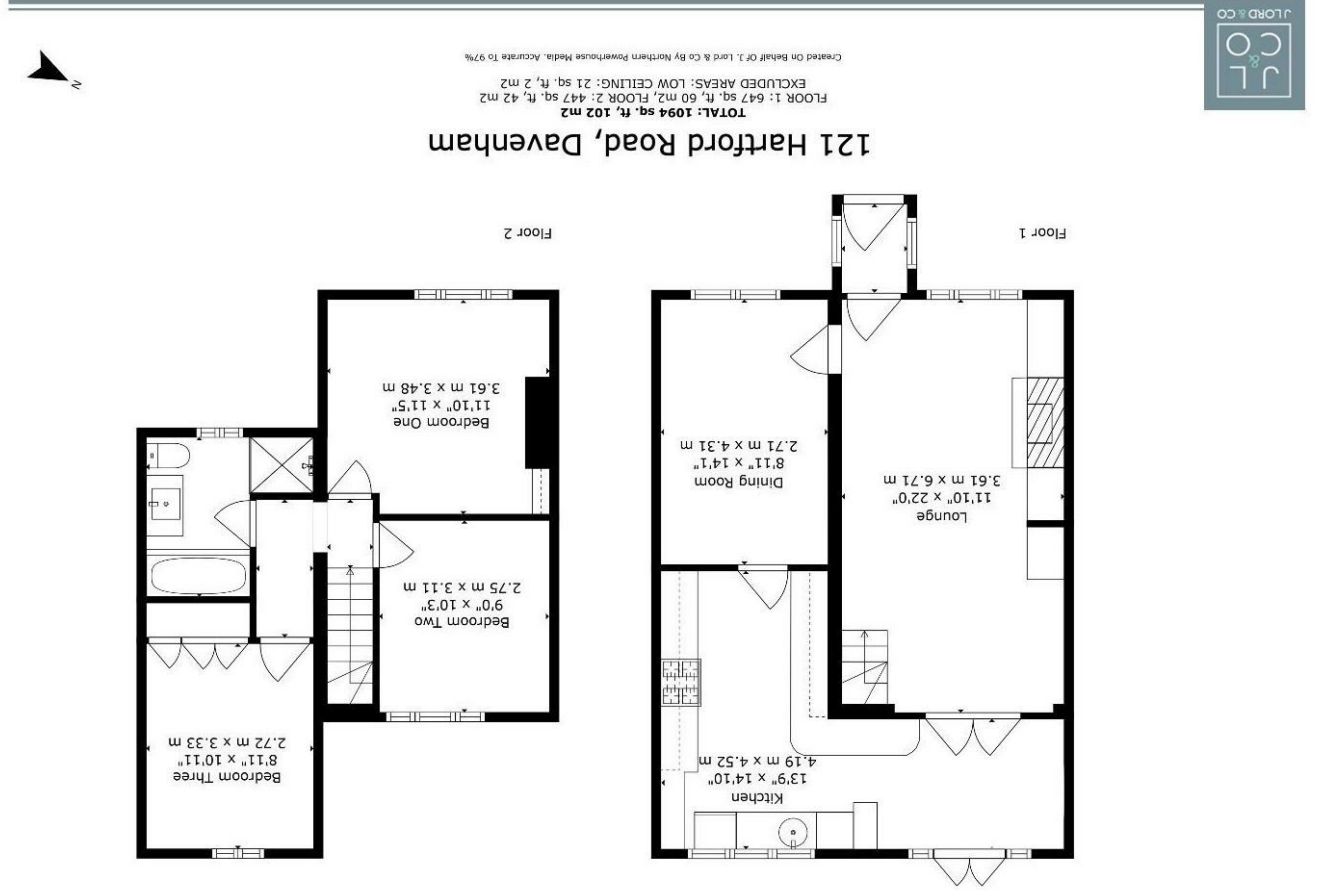
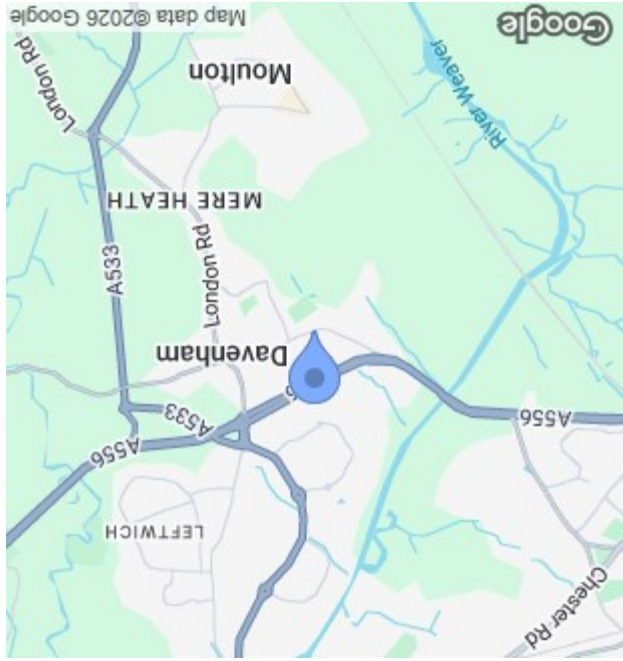


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
	B (69-80)
	C (55-68)
	D (39-54)
	E (21-38)
	F (1-20)
Not energy efficient - higher running costs	G
Current	72
Potential	82



121 Hartford Road
Davenham
Cheshire
CW9 8JF



Asking Price
£400,000

Step inside from the entrance of a classic double fronted red brick façade and you'll discover the impeccable ground floor, the elegant simplicity of cool whites and subtle heritage hues enhance the flow of natural light, while beneath your feet the timber tones of solid oak floors lend a warming balance.

Stretching out over an impressive 21'10ft, an outstanding living room instantly lets you know you've found somewhere special. Shaker cabinetry and floating shelving nestle in the alcoves supplying storage without encroaching on the aesthetics and a heritage blue chimney breast adds a tasteful pop of colour and a refined backdrop to the homely glow of a working fireplace. A wide archway gives subtle delineation to the spacious dimensions creating the chance to have defined seating and TV areas, and inner double doors to the adjoining kitchen/dining room open to allow views of the south facing garden to be carried through.

Bathed in light from a duo of skylights the dining area of the kitchen offers a seamless connection to the garden via perfectly placed French doors, while a wealth of first-class Shaker cabinets wrap-around the kitchen housing a range cooker and a full array of freestanding appliances. Black granite countertops have space for bar stool seating and the extensive L-shape of the space reaches around taking you into an equally impressive family room currently configured as a formal dining room.

The cohesive palette and generous proportions are echoed upstairs where three double bedrooms supply a notable level of flexible accommodation for a growing family or anyone working from home. Soft plush carpeting keeps things cosy underfoot and the pared-back design scheme lends a hugely calm and restful feel. Together this trio of rooms shares a contemporary bathroom that adds a deluxe finishing touch with its patterned floor, inset bath and a countertop basin sitting atop a superb solid wood console. Outside, the brilliantly large south facing rear garden is equally ideal for those who like to relax and those who love to entertain. Offering an easy flowing extension of the house a paved patio is a great spot for a morning coffee or al fresco brunches at the weekend. A prodigious well-maintained lawn stretches out before you giving children ample chance to play and entices to take a stroll to a decked terrace where a painted shed with a duo of drop down bar hatches provides you with every excuse to serve cocktails and tapas in the summer sun. To the rear a large timber shed sits discreetly tucked away and a pergola offers a peaceful spot for a siesta. Mature borders add colour and interest throughout the seasons, and to the front the private driveway has off-road parking space for several vehicles.

