

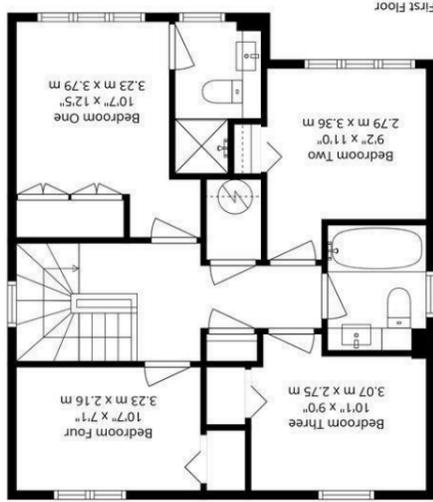
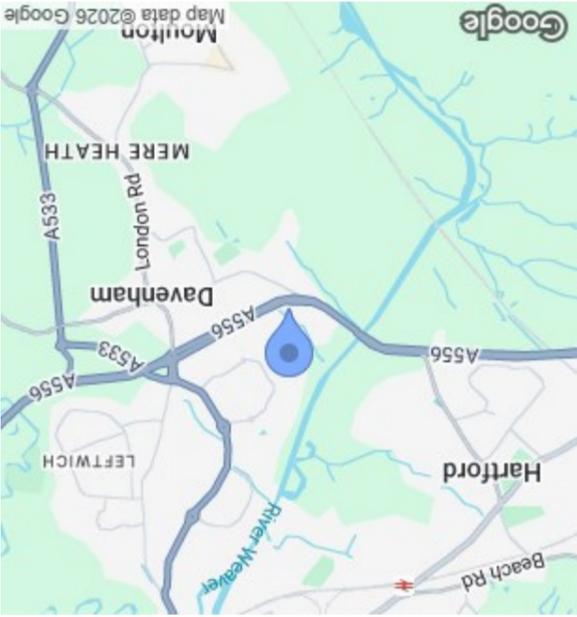
These particulars are provided as a general guide only and do not form part of any offer or contract. We have not carried out a structural survey, nor tested any services, systems, appliances or specific fittings. Buyers should rely on their own investigations through their solicitor or surveyor. Descriptions, images, floorplans and measurements are provided for guidance only and should not be relied upon for the purchase of fixtures, fittings, carpets or furnishings, nor as confirmation of the items included in the sale. Council Tax bands and any reference to planning or consents should be independently verified. Properties are offered subject to contract, and J Lord & Co and its representatives are not authorised to make or give any warranties or representations.

Energy Efficiency Rating	
Potential	Current
94	83
(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	
EU Directive 2002/91/EC England & Wales	



For illustrative purposes only - Not To Scale. The Position and Size of Doors, Windows, Appliances and Other Features Are Approximate Only. Created On Behalf Of J Lord & Co By Northern Property Media. Accurate To 97%.

Total: 1348 sq. Ft. 126 m²
 Ground Floor: 738 sq. Ft. 69 M², First Floor: 610 sq. Ft. 57 m²
 Excluded Areas: Walls: 126 sq. Ft. 10 m²



1 Bowfell Close
 Davenham
 Cheshire
 CW9 8XE



Asking Price
 £390,000

Behind its smart red-brick façade, the property opens into a welcoming entrance hall finished with stylish Karndean flooring, immediately setting a tone of quality and practicality that continues throughout the ground floor.

From here, the home flows naturally into the generous main living room. Bright and comfortable, this is a space designed for everyday life — large enough for family evenings together while remaining relaxed and inviting.

Just off the living space is a versatile additional room currently arranged as a home office. With fitted cabinetry already in place, this room offers excellent flexibility and could equally serve as a study, playroom, utility room or hobby space depending on lifestyle needs.

To the rear of the home, the kitchen and dining area forms the natural heart of the property. Finished with the same attractive Karndean flooring, the space is both light and welcoming. Shaker-style cabinetry sits alongside integrated appliances including SMEG cooking appliances, while generous work surfaces provide plenty of room for everyday preparation.

A dedicated dining area sits beside French doors opening directly onto the garden, allowing the room to extend naturally outdoors during the warmer months — ideal for relaxed family meals or entertaining friends.

A ground floor cloakroom completes the downstairs accommodation.

The staircase rises to the first floor, creating a natural transition between the social areas of the home and the quieter accommodation above. From the landing, four well-proportioned bedrooms are arranged around a central hallway, each offering comfortable and practical living space.

The principal bedroom benefits from fitted wardrobes and its own modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom well suited to the needs of growing families.

Outside, the property enjoys a private rear garden with a paved patio and lawn — ideal for outdoor dining, children's play or simply relaxing in the warmer months.

To the front, a driveway provides off-road parking alongside access to the integrated garage.

Davenham is one of Cheshire's most popular village communities, combining traditional character with everyday convenience. At its centre are independent shops, cafés and welcoming village pubs, alongside a strong sense of community life that makes the area particularly attractive to families.

Well regarded local schools are within easy reach, while nearby Hartford provides mainline rail connections to Manchester, Chester, Liverpool and London. The wider motorway network is also easily accessible.

Surrounded by open Cheshire countryside, canal-side walks and quiet rural lanes, Davenham offers the balance many buyers look for — village living with excellent connectivity.

