



Rayleigh Avenue | Davenham | CW9 8LE

EDWARD
mellor



Features

- Beautifully restored 1935 semi detached home
- Bright dual aspect lounge with French doors
- Extended fitted kitchen with dining space
- Three bedrooms, one ideal as a home office
- Spacious driveway and landscaped rear garden

A beautifully restored and creatively designed semi-detached character home with an attractive bay frontage built in 1935. Enjoying the benefits of gas central heating and PVCu double glazing, the property is presented to an immaculate high standard throughout. The ground floor features a welcoming

entrance hall, a spacious dual-aspect lounge filled with natural light with French doors to rear garden, and a fitted kitchen with integrated appliances and dining area ideal for everyday living. To the first floor are three bedrooms, with one suitable as a home office, and an upgraded

bathroom with a separate shower. Externally, there is generous off-road parking to the front, while the rear boasts a fully enclosed, landscaped garden with raised decking—perfect for relaxing or entertaining. A superb home blending period charm with contemporary living.



The property is ideally situated in a quiet cul-de-sac within the sought-after village of Davenham. Miles of picturesque countryside and riverside walks are close by (refer to our virtual tour). The village centre offers a convenience store, chemist, independent shops, a charming tea room, and two well-regarded public houses. Northwich town centre is just 2.7 miles away, providing a range of national retailers, a Waitrose supermarket set against a picturesque marina, a Brio Leisure Centre, and a multiplex cinema. Davenham benefits from a highly rated primary school, with further education available at nearby Leftwich County High School, rated Outstanding, and Sir John Deane's College. With the A556 only a mile away, this is an ideal location for commuters, offering easy access to the motorway network and Manchester International Airport 19 miles distant.

SERVICES: Mains water, gas, electricity, and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested and buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band C - Energy Efficiency Rating Band D



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



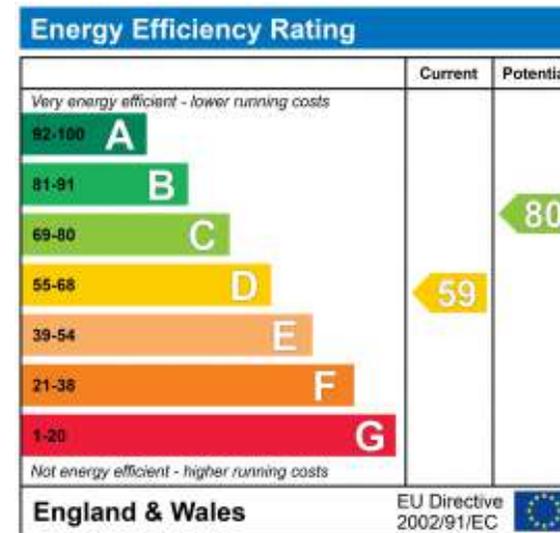
TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.

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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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