

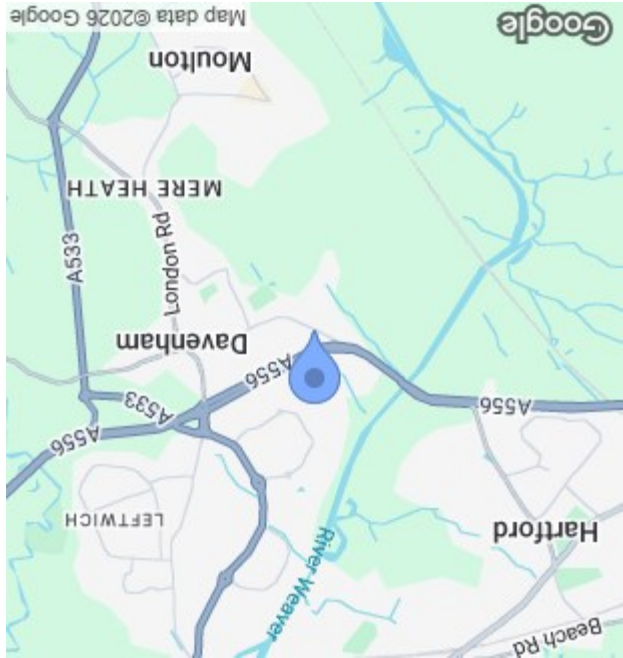
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

157 Hartford Road, Davenham  
 Approximate Gross Internal Area:  
 1825 sq.ft 169 sq.m



JL LORD & CO  
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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
	(91-100)
Very energy efficient - lower running costs	(92 plus)
Current	65
Potential	79



157-159 Hartford Road  
 Davenham  
 Cheshire  
 CW9 8JP

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Asking Price  
 £525,000

Behind a handsome double fronted façade an exceptional layout unfolds from a central hallway with a considered palette of warm heritage hues and cool calming white. Thoughtfully extended to generate a hugely free flowing feel that optimises the space whilst staying respectful of the original period design, this is a house that oozes both classical elegance and deluxe detailing.

To either side picture rails wrap-around above you in a duo of reception rooms with the sweeping curve of bay windows. The richly dark wood flooring complements their Edwardian panel doors. In the excellently sized lounge, an accent wall adds a stylish backdrop to a sleek glass fronted fireplace framed by the rustic texture of a timber mantel. Versatile to your needs and giving options to have a playroom, or home office, across the hall the formal dining room is equally inviting.

It is however at the rear where you'll truly understand what makes this house so special. Deftly enhanced and extended, the interconnecting spaces of an expansive family room and first class kitchen transition out into a south facing garden. With an immaculate pared-back aesthetic peppered with glimpses of exposed brickwork they combine to create enviable places in which to relax, dine and spend time together. A double aspect family room stretches down to French doors that draw your gaze out to the greenery of the garden while the layout extends seamlessly into a divine dining area that acts as a conduit to the outstanding kitchen. It's there that the minimalist clutter-free feel of handleless cabinets are topped with machining white granite and house a considered array of integrated appliances such as a drinks cooler and eye-level tower ovens. A further door makes it easy for day to day to filter out into the sunshine while a utility room offers further convenience without encroaching on the feel or floor space of the layout. Arranged in a refined stone tile setting a generous ground floor wetroom makes an inspired use of space and an inner hall has secure access to the integral double garage.

Upstairs the original heritage of the house remains plain to see in a series of four impeccable bedrooms. Bathed in light from bay windows, a gorgeous double aspect main bedroom has the added luxury of a contemporary en suite shower room and fitted storage. The adjacent second double bedroom has bay windows and fitted storage of its own and shares a family bathroom with a duo of notably sized single bedrooms that sit to the rear.

Outside, the gently elevated position of the house subtly conjures a coveted measure of distance and privacy from the world outside. An established lawn is bordered by pristinely clipped high hedgerows and to its side a brilliantly broad private driveway and integral double garage provide a wealth of off-road parking. The lovely amount of greenery continues at the rear where a south facing garden is both inviting and easy to maintain. The lawn gives children every opportunity to play while you recline in the sun or enjoy al fresco dining on the patio with friends and family.

