



Fairholme Road | Davenham | CW9 8LD

EDWARD  
mellor



## Features

- Traditional 1930s bay fronted semi-detached
- Generous mature and private plot
- Extended ground floor layout- 3 bedrooms
- Impressive 35ft lounge-diner
- Fitted kitchen with integrated appliances

Occupying a generous mature plot with a high degree of privacy, this attractive 1930s bay fronted semi-detached home enjoys a traditional design complemented by a generous extended living and kitchen space. With gas central heating and PVCu double glazing, the layout comprises

an entrance hall, an impressive 35ft lounge-diner creating an excellent entertaining space, a versatile morning room featuring a side bay opening through to a fitted kitchen complete with integrated appliances. To the first floor are three bedrooms and a family bathroom. Outside, the property enjoys

established gardens to both front and rear, with the rear garden offering a particularly secluded setting with mature planting and lawned areas. There is a garage and private driveway.



The property occupies a highly sought after position in the village of Davenham. Enjoying a pleasant open front aspect, this is a perfect location for buyers seeking a village lifestyle with a combination of local amenities, delightful countryside walks/cycle rides and easy access to transport links. The centre is just half a mile with 2 reputable public houses, chemist, convenience store, tea room and independent shops. Just a 15 minute walk will lead to miles of stunning riverside walks ( see our virtual tour). Access to the A556 is less than a mile and links directly to the motorway network and many major commercial centres in the north west e.g. Manchester, Manchester International Airport, Warrington, Chester and Liverpool. Outstanding educational facilities nearby Including Davenham Primary, Leftwich County High and Sir John Deane's College. The towns of Northwich 2.5 miles and Knutsford 9.5 miles offer a wide choice of shops, bars and restaurants.

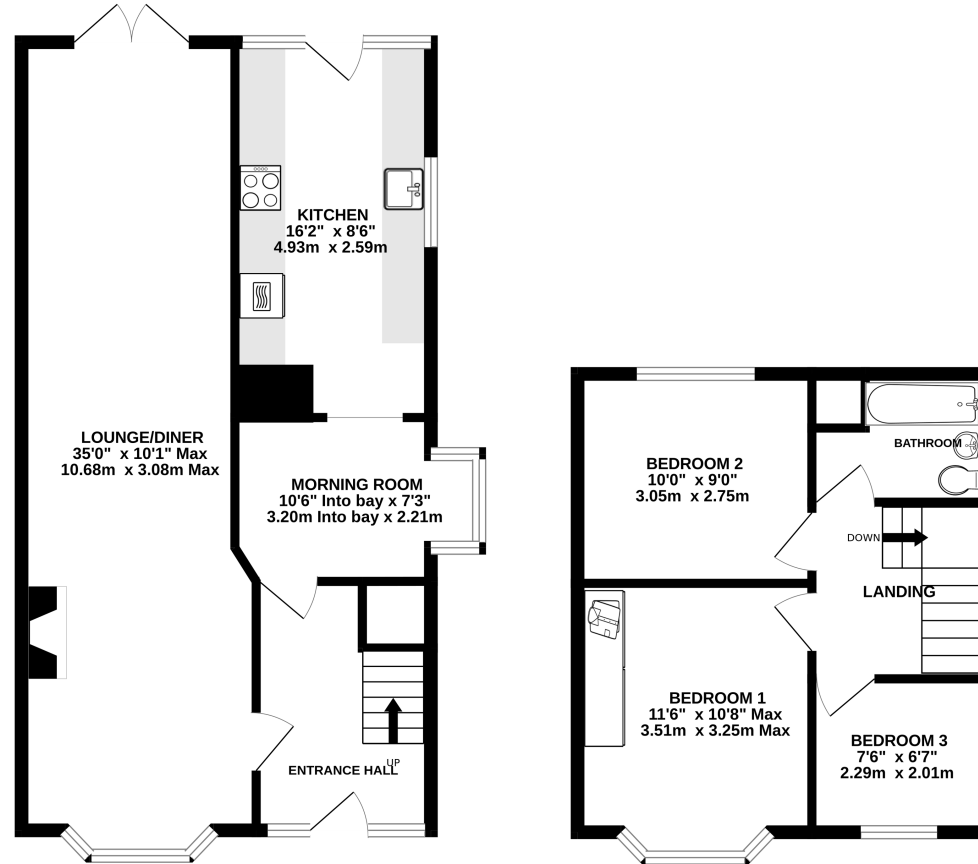
**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and is free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS** Cheshire West And Chester Tax Band C - Energy Efficiency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

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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

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