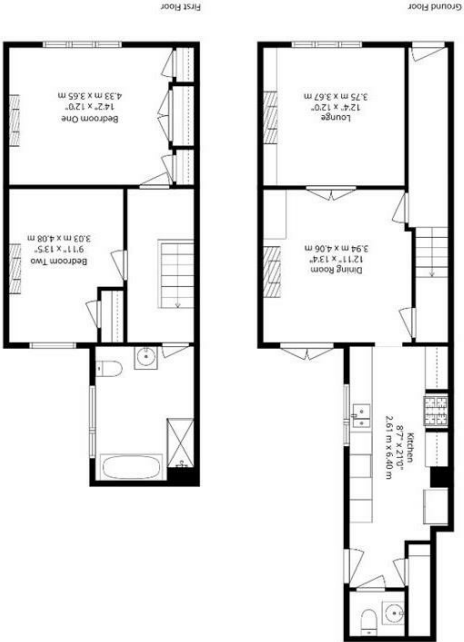


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
	G	(1-20)
	F	(21-30)
	E	(31-54)
	D	(55-68)
	C	(69-80)
	B	(81-91)
	A	(92 plus)
Very energy efficient - lower running costs		
Potential	Current	



345 London Road, Davenham
Approximate Gross Internal Area:
1134 sq.105 sq.m



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.



345 London Road
Northwich
Cheshire
CW9 8HA



Asking Price
£240,000

Enter into the entrance hallway, with its fanlight window, high ceiling and cool calming white walls, this space immediately entices you to explore an impeccably presented layout that’s ready for you to simply move in, unpack and enjoy the next chapter of life. The elegant radiator and the handsome stripes of its staircase carpeting have been sympathetically chosen, while the deep timber hues of the flooring flows seamlessly into a duo of exceptional reception rooms beautifully filled with sunshine and finished with focal point fireplaces.

Interconnecting, yet delineated by glazed double doors that give you the option of having separate spaces or one spacious double aspect design, these notable rooms provide a wealth of chance to relax, unwind and dine in style. With the warmth of heritage taupe walls, the lounge has fitted shelving in a chimney breast alcove while the equally impressive dining room has the homely glow of a wood burner nestling within its fireplace. A deep under-stairs cupboard supplies hidden storage without encroaching on the flow or feel of the space, and French doors let daily life spill effortlessly out onto a secluded side patio.

Enhancing the sense of space further still, the layout extends into an adjoining kitchen that’s brilliantly proportioned and supremely well-appointed. Reaching out over a more than generous 21ft with further French doors to the patio, this excellently extended arrangement demonstrates a superb understanding of 21st century living. Sleek gloss white cabinets topped with charcoal grey quartz line a wide galley arrangement that houses both integrated and freestanding appliances. Set to the backdrop of metro tiles a gas hob is placed within the original chimney breast, and while a ceramic sink with a vintage-style tap demonstrates an attention to detail, a tall column radiator lends a subtly modern finishing touch. A ground floor cloakroom sits discretely hidden away to the rear, perfectly placed for guests.

Explore upstairs and you’ll discover a lovely light landing opening onto two generous double bedrooms. Exemplary in their presentation, they have the beautiful simplicity of a pared-back aesthetic that blends soft plush carpeting with the character of period fireplaces. Superbly sized, each one benefits from plenty of storage within fitted wardrobes and together they share a fabulously sized bathroom with the eternal charm of a freestanding roll top bath, and the contemporary luxury of a glass framed walk-in shower.

Open up the French doors of the dining room or kitchen and you’ll find every excuse to escape from a busy day or enjoy al fresco drinks and meals on a secluded paved patio that adds the perfect extension to the house itself. This idyllic space connects to a delineated seating area where an established tree gives dappled shade and a timber shed provides handy storage. Reaching out before you a well-maintained lawn with space for children to play is framed by clipped high hedging and fencing that proffer a cherished measure of privacy. At the front of this London Road home, the decorative detailing and lintels of the white rendered façade conjure the perfect marriage of old and new, while the properties frontage adds the convenience of off-road parking.

