



253 Hartford Road

Davenham, Northwich

- An Outstanding, Detached Family Home, Located On The Edge Of The Village with Open Field & Woodland Behind
- Ground Floor: Entrance Hall, Living room, Dining Room, Kitchen & Conservatory
- First & Second Floor: Landing, Three Bedrooms, Luxury Bathroom & Converted Attic Room
- Outside: Front Garden, Driveway, Detached Garage With Utility Room To Rear & Landscaped Rear Garden

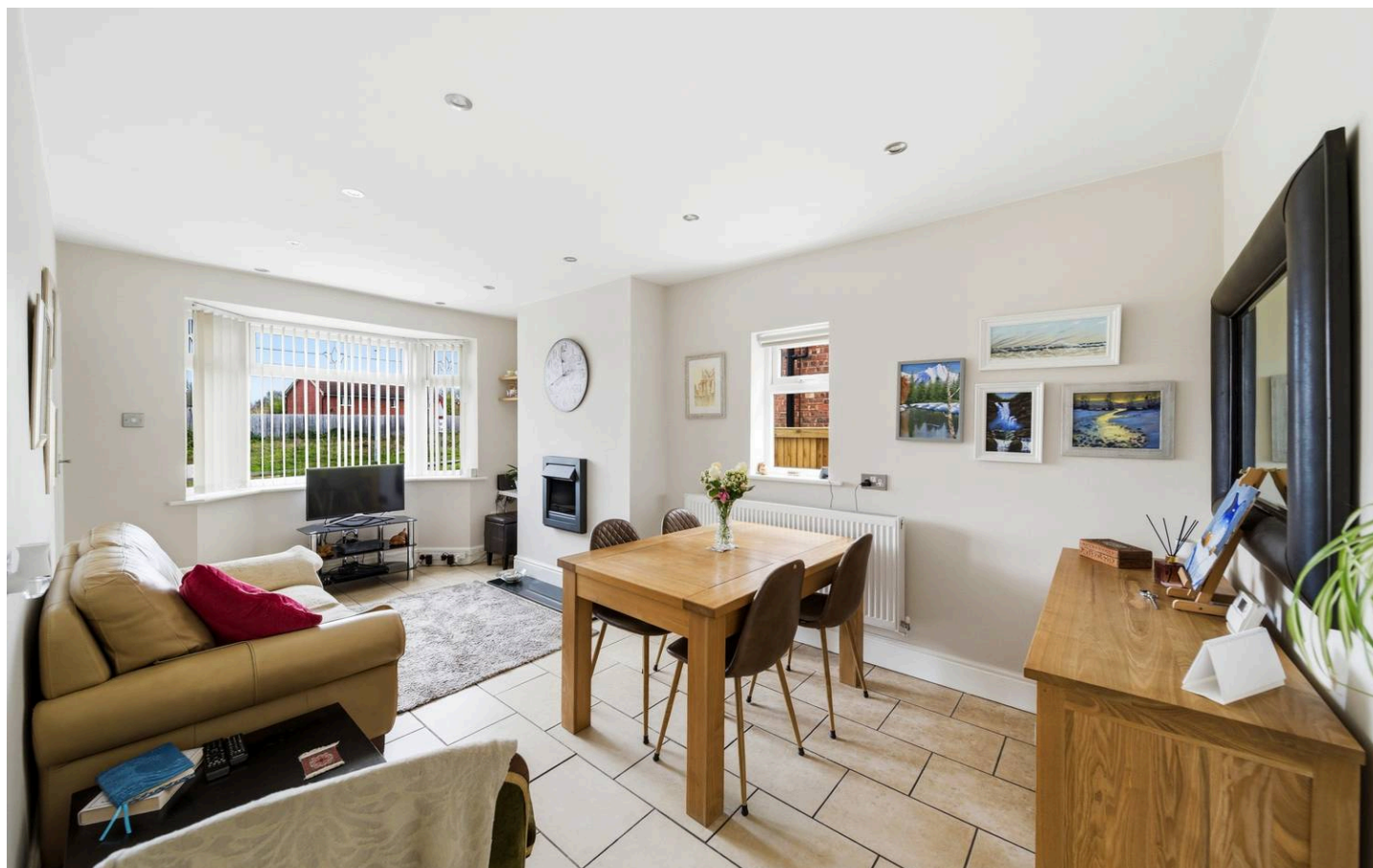
This outstanding three-bedroom detached family home presents an exceptional opportunity to acquire a beautifully maintained residence positioned on the edge of the village, with open fields and woodland providing a picturesque backdrop.

The well-planned ground floor layout begins with an inviting entrance hall, leading to a spacious living room that exudes comfort and style, complemented by a separate dining room ideal for family gatherings or entertaining guests. The contemporary kitchen is thoughtfully designed with ample storage and workspace, while the adjoining conservatory offers a bright, versatile area with delightful views over the rear garden.

Upstairs, the landing gives access to three well-proportioned bedrooms, each finished to a high standard, and a luxury bathroom featuring quality fixtures and fittings.

A further staircase rises from the second bedroom to a converted attic room, which offers flexible additional space suitable for a home office, hobby room, or play area (please note this room is classed as a 'non-habitual room' due to the absence of building regulations).

Practical amenities include a detached garage with a covered walkway to the side, leading directly to a purpose-built utility room at the rear. This is a versatile room, which has electricity, running water and a WC and it could be used for a variety of purposes, including a home office, hobby room, or play area.



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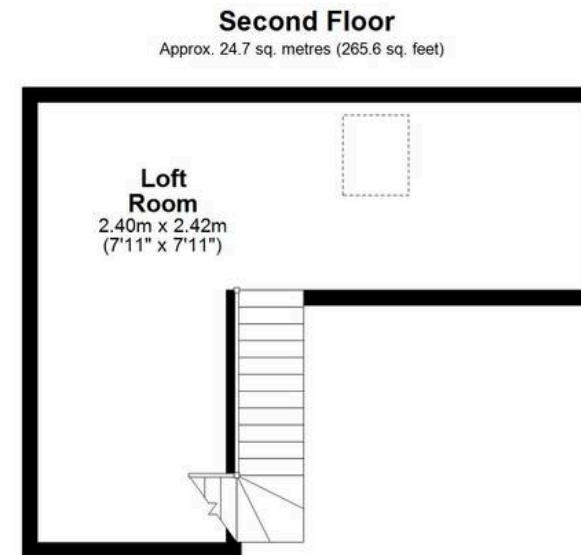
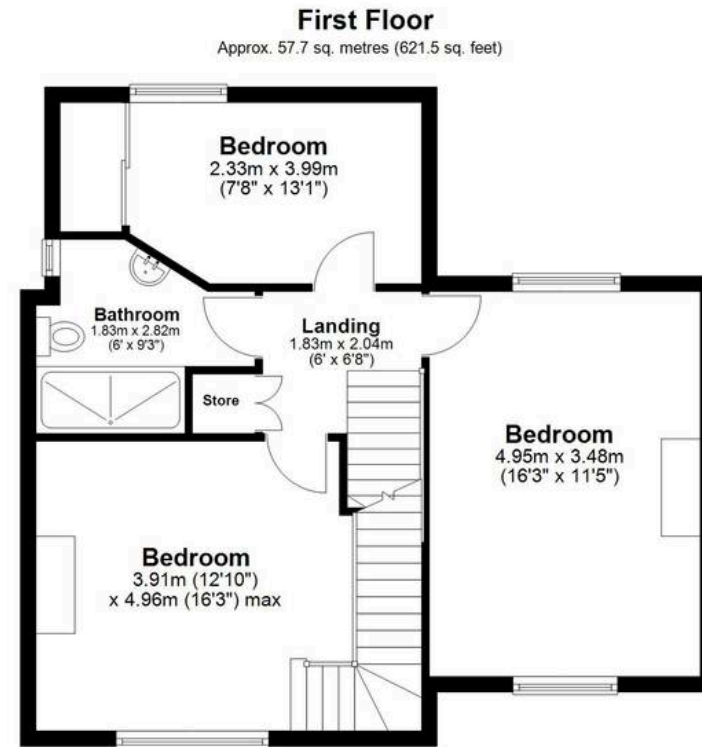
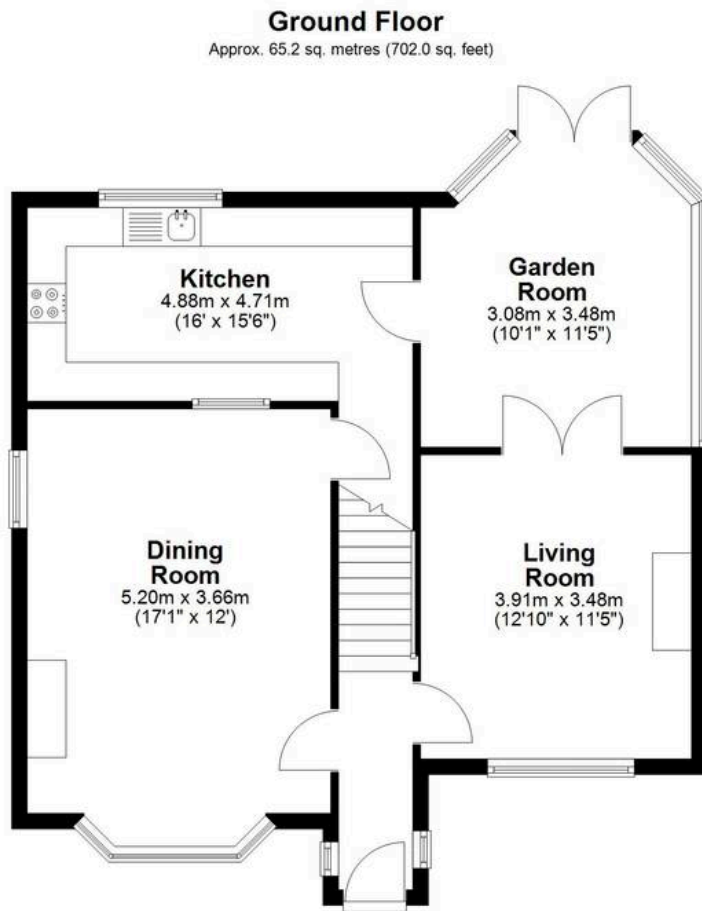
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Council Tax band: E

Tenure: Freehold

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Total area: approx. 147.6 sq. metres (1589.0 sq. feet)



Williams Estates

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