



Green Avenue | Davenham | CW9 8HZ

EDWARD
mellor



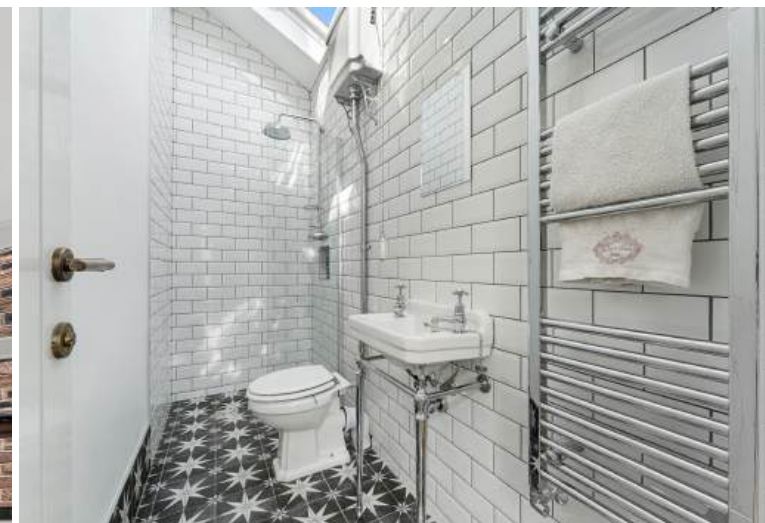
Features

- Beautifully restored semi detached home
- Character features with contemporary finishes
- Three bedrooms and 2 reception rooms
- Ground floor and first floor bathrooms
- Off road parking and secluded rear garden

Beautifully restored and well presented throughout, this charming traditional bay-fronted semi-detached home successfully blends period character with stylish contemporary living. Ready to move straight into with gas central heating having a serviced 3 year old combi boiler and PVCu double glazing, the entrance hall leads to a convenient

upgraded shower room with skylight, attractive lounge with bay window, stunning open-plan fitted kitchen/ dining room with a range of integrated appliances, flowing seamlessly into a superb conservatory with an insulated, plastered ceiling, creating a true year-round living space. To the first floor are two well-proportioned bedrooms and a

bathroom, while the converted second floor provides an excellent third bedroom, all completed to building regulations. Outside, there is private off-road parking for two vehicles and delightful mature rear gardens enjoying a high degree of privacy.

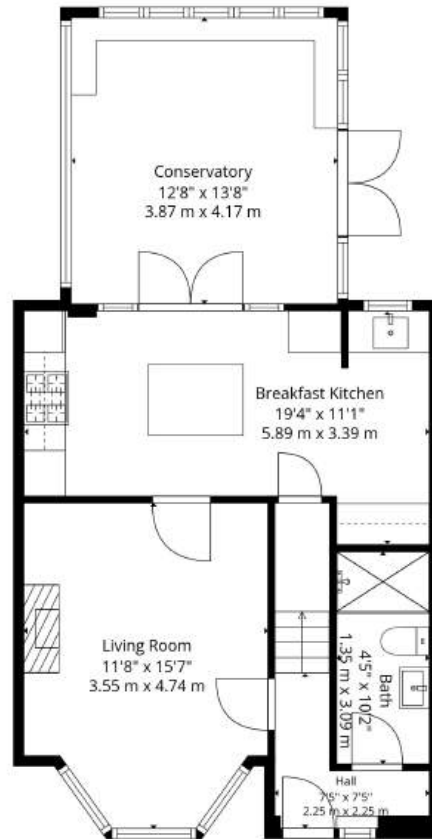


The property occupies a splendid position within the highly regarded village of Davenham. The centre is a short walk away with convenience store, 2 public houses, bowls club, playing fields with green space, restaurant and village hall. There are superb educational facilities for all age groups in the area which include Davenham Primary School, Leftwich County High School currently rated outstanding and Sir John's Deane's College of Further Education. The A556 bypass is easily accessible and links directly to the motorway network and many commercial centres throughout the North West. Nearby is beautiful open countryside and the local landmark known as Blue Bridge is less than a mile away giving access to miles of delightful riverside walks and cycle rides.

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

FLOOR LAYOUT

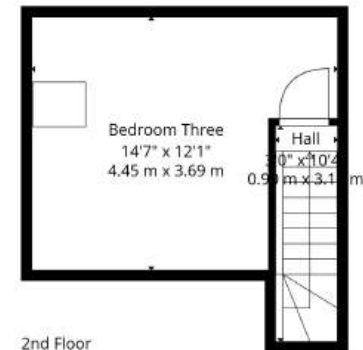
Not to Scale - For Identification Purposes Only



Ground Floor



1st Floor



2nd Floor

Total: 1075 sq. Ft, 100 m2
 Ground Floor: 639 sq. Ft, 59 M2, 1st Floor: 310 sq. Ft, 29 M2, 2nd Floor: 126 sq. Ft, 12 m2
 Excluded Areas: Bedroom Three: 60 sq. Ft, 5 M2, Walls: 109 sq. Ft, 11 m2

Created By Sens Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating

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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.