

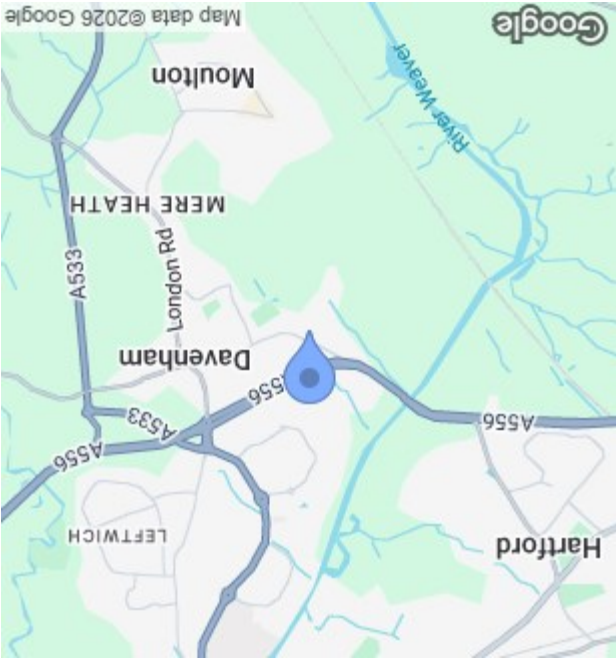
These particulars are provided as a general guide only and do not form part of any offer or contract. We have not carried out a structural survey, nor tested any services, systems, appliances or specific fittings. Buyers should rely on their own investigations through their solicitor or surveyor. Descriptions, images, floorplans and measurements are provided for guidance only and should not be relied upon for the purchase of fixtures, fittings, carpets or furnishings, nor as confirmation of the items included in the sale. Council Tax bands and any reference to planning or consents should be independently verified. Properties are offered subject to contract, and J Lord & Co and its representatives are not authorised to make or give any warranties or representations.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

6 Eaton Lane, Davenham  
Approximate Gross Internal Area:  
1115 sq.ft 104 sq.m



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	55
Potential	71



01606 351133  
www.jlordandco.com

JL LORD & CO  
MATCHING PEOPLE TO PROPERTY



6 Eaton Lane  
Davenham  
Cheshire  
CW9 8JL

- 3
- 1
- 2

Offers Over  
£360,000

Approached via a beautifully landscaped frontage, the property immediately creates a strong first impression. The attractive brick façade is complemented by a generous paved driveway, while established planting softens the approach and hints at the attention to detail found throughout the home.

Stepping inside, the entrance hall feels bright and welcoming. Patterned flooring, oak internal doors and a calm neutral palette establish a sense of quality from the outset, enhanced by natural light filtering through the stairwell.

The lounge sits to the front of the property and provides an inviting retreat. Rich colour tones, herringbone flooring and a contemporary fireplace with wood-burning stove create warmth and character, while generous proportions make the room equally suited to quiet evenings and entertaining guests.

To the rear, the kitchen-dining room forms the heart of the home. Designed for both everyday living and entertaining, it combines bespoke-style cabinetry, quartz work surfaces and a substantial central island with a generous dining area. A programmable AGA range cooker provides a striking focal point, combining the timeless appeal and character of a traditional AGA with flexible scheduling and improved energy efficiency to suit modern family living. Exposed beams, feature lighting and carefully selected finishes introduce personality and warmth throughout, while French doors open directly onto the garden, strengthening the connection between inside and out and creating a space designed as much for gathering as it is for cooking.

A useful ground floor cloakroom adds further practicality to the accommodation.

The first floor is arranged around a central landing and offers three bedrooms together with a beautifully appointed family bathroom. Thoughtfully presented throughout, the accommodation feels balanced, comfortable and well proportioned.

The principal bedroom enjoys generous proportions and a pleasant outlook to the front, creating a calm and relaxing space. The second bedroom is another excellent double room, while the third bedroom is currently utilised as a home office, demonstrating the flexibility increasingly sought after in modern homes.

Serving the bedrooms is a particularly attractive family bathroom featuring a freestanding bath, traditional brass fittings, contemporary tiling and a separate walk-in shower. The overall effect feels timeless, combining character and practicality in equal measure.

The rear garden is every bit as considered as the accommodation inside. Mature planting, established borders and seasonal colour create a setting that has clearly been nurtured over time. A paved terrace extends directly from the kitchen-dining room, providing an ideal space for outdoor dining and entertaining, while pathways weave through richly planted beds that offer privacy, texture and year-round interest.

Positioned within the garden, the detached garden room provides valuable additional flexibility, whether utilised as a workshop, gym or peaceful retreat. Together, the garden and garden room create an outdoor environment that feels private, practical and genuinely enjoyable to spend time in.

