

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.

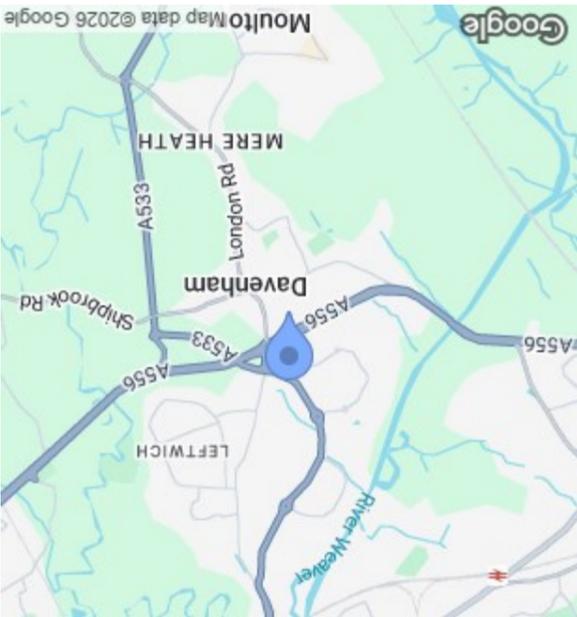
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

20 The Oaks, Davenham
Approximate Gross Internal Area:
1314 sq.ft 122 sq.m




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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
	(91-100)
Very energy efficient - lower running costs	(92 plus)
Current	Potential
76	80




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Offers Over
£400,000

Framed by manicured flowerbeds and a smart gabled porch, this property unfolds with an air of understated luxury from the moment you step across the threshold. To the right, the formal lounge makes an immediate impression with its bay-windowed frontage and limestone fireplace. Complete with an inset electric log-burner that creates a cosy focal point on cooler evenings, the plush carpeting and soft white and grey walls combine to form a serene retreat bathed in natural light. Opposite, a spacious and convenient cloakroom sits neatly out of sight and a discreet under-stairs cupboard offers a superb amount of storage, ensuring that the ground floor remains effortlessly elegant.

Journeying further, you arrive at the home's social heart: an expansive open-plan kitchen, dining, family room. Rich wood-effect tiles stretch beneath gloss cabinets topped in quartz, where integrated double ovens, induction hob and under-cabinet lighting speak to the high specification on offer. A polished chrome-legged breakfast bar stands ready for casual mornings with coffee, while a generous dining table sets the scene for relaxed suppers. At the far end, seating faces the full-height French doors that fold back to merge inside and out, perfect for summer entertaining or quiet family evenings alike. Tucked away, a separate utility room offers an integrated washing machine and space for a freestanding fridge or freezer.

Upstairs, a light-filled landing leads to four well-appointed bedrooms. The main bedroom overlooks the front of the property, its mirrored wardrobes and en-suite shower room offering a luxurious feel. A second double, also lined with sliding mirrored doors, shares the floor with two further versatile bedrooms, one of which is currently used as a working-from-home space. Together these bedrooms share a modern tiled family bathroom, where a bath with overhead shower and a heated towel rail add a touch of spa-style luxury.

Outside, the low-maintenance rear garden is a true oasis of calm. The broad porcelain-tiled patio leads up to the sculpted pebble beds to create distinct entertaining terraces, all illuminated by subtle up lights and festoon lighting overhead. To the front, a private driveway provides space for two cars alongside a detached garage, which also houses an EV charging point for added convenience.

