



**GASCOIGNE
HALMAN**

CHURCH STREET, DAVENHAM, NORTHWICH

THE AREAS LEADING ESTATE AGENT

A handsome period cottage occupying a prime position on sought-after Church Street in the picturesque Cheshire village of Davenham. Full of warmth and authenticity, this delightful home presents an exciting opportunity to embrace village life whilst offering clear scope to modernise and reconfigure to individual taste and design.

The attractive façade delivers immediate kerb appeal, setting the tone for the charm that continues within. Internally, the accommodation reveals a bright and spacious living room centred around a fireplace, a fitted dining kitchen with turning staircase rising to the first floor, rear hallway with access to the garden, and a ground-floor bathroom appointed with a three-piece white suite.

The well-proportioned living space offers comfort and practicality, yet equally provides superb potential for sympathetic enhancement. The kitchen diner presents a particularly exciting opportunity to create a contemporary space that complements the cottage's period character. On the first floor, there are two bedrooms, including a generous sized principal bedroom with fitted wardrobes. The second bedroom is located to the rear and enjoys views over the neighbouring fields.

Externally, a generous sized private rear garden provides the ideal backdrop to this charming home.

Perfectly positioned in the heart of the village, the cottage is just a short stroll from local amenities, reputable schools, and a thriving community atmosphere, whilst remaining conveniently placed for wider transport links. A rare opportunity to acquire a CHAIN FREE character home with fabulous potential in one of Cheshire's most sought-after village settings.

DIRECTIONS

SAT NAV: CW9 8NE

LOCATION

Davenham is a picturesque village situated on the edge of the Cheshire Plain, close to the Rivers Dane and Weaver. The village offers a comprehensive range of amenities including a pharmacy, convenience store with petrol station, two public houses, restaurant, coffee shop, fish and chip shop and two churches.

Excellent transport links provide easy access to Chester, Manchester and Liverpool, with railway stations at Northwich and Hartford and international airports within 45 minutes. Well-regarded schools are nearby, and Northwich town centre is approximately four miles away.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West & Chester Council Tax Band: B

ENERGY PERFORMANCE RATING

C

TOTAL FLOOR AREA

578 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



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