

A vertical scale for energy efficiency ratings, ranging from G at the top to A at the bottom. The scale is color-coded: G (blue), F (orange), E (yellow), D (light green), C (green), B (dark green), and A (black). Each rating is accompanied by a range of scores in parentheses and a description of energy efficiency and cost.

Rating	Score Range	Description
G	(1-30)	Not energy efficient - higher running costs
F	(21-38)	
E	(39-54)	
D	(55-68)	Very energy efficient - lower running costs
C	(69-80)	
B	(81-91)	
A	(92 plus)	Very energy efficient - lower running costs

Current Performance Rating: **B**

94

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 fixtures. Council tax bands are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

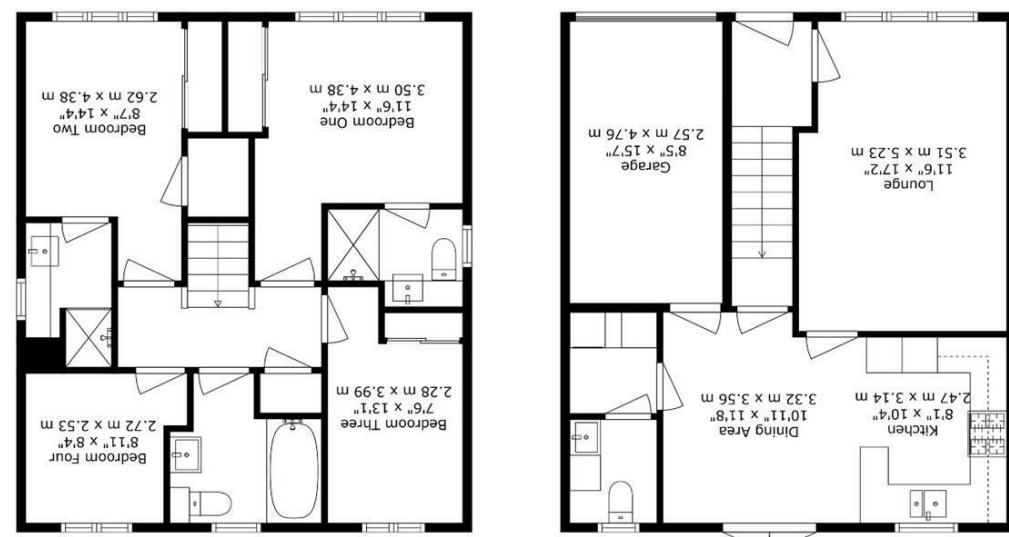
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Appximate Gross Internal Area:

12 Scarfelli Crescent, Davenham

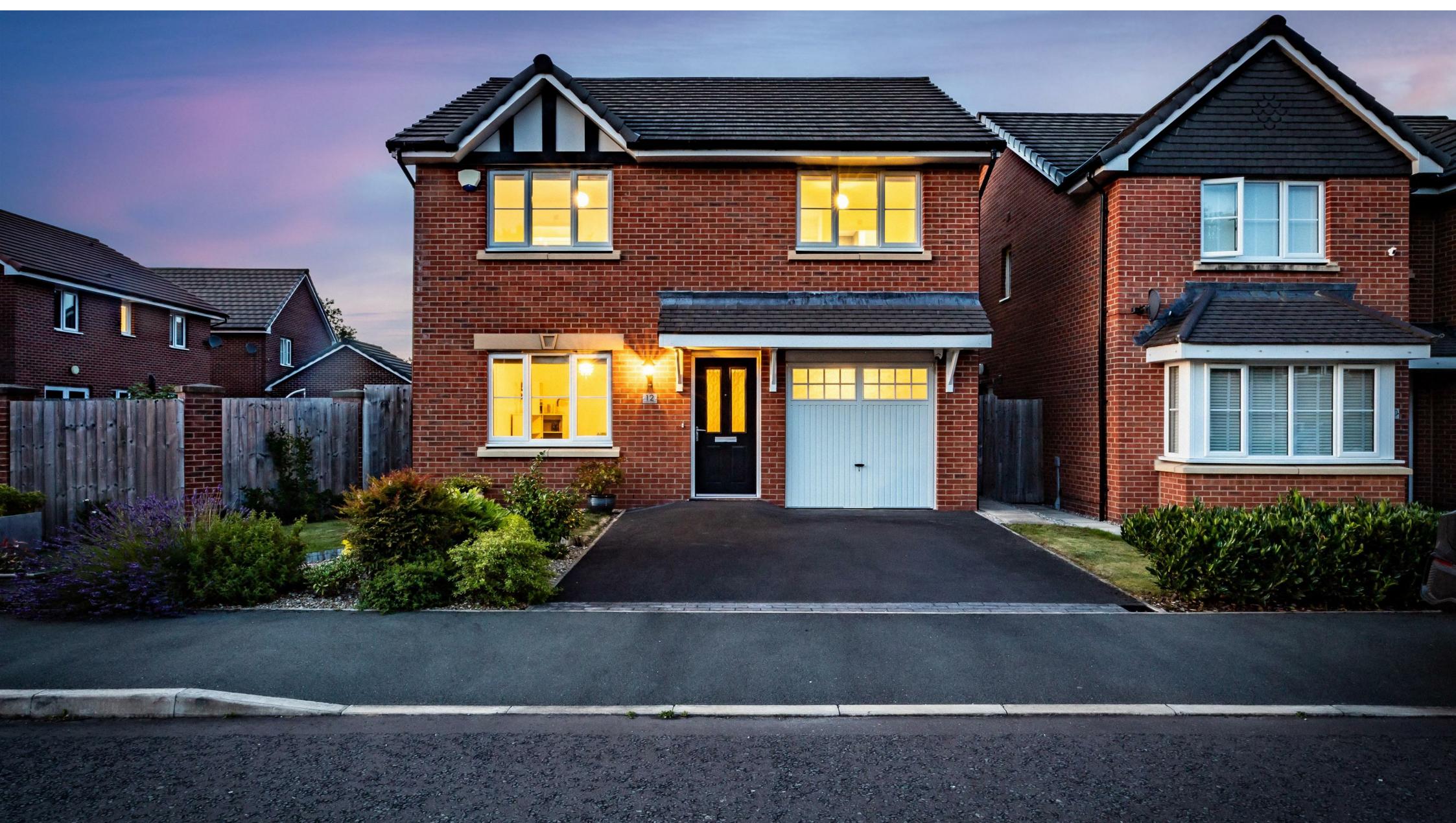
1151

Ground Floor



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Tucked away on a peaceful crescent just moments from Davenham's village centre, this beautifully kept four-bedroom home offers a seamless blend of contemporary style and family-friendly practicality. An integral garage and private driveway provide parking for two cars, while the classic brick façade, neat front lawn and clipped borders create an inviting first impression.

Upon entering, you're greeted by a wide hallway and soft grey carpeting that flows into the front lounge. Light pours in through the generous window, accentuating the calm, neutral décor and generous proportions—perfect for both relaxed family evenings and more formal entertaining. To the rear, an open-plan kitchen/dining area spans the full width of the house. Crisp white shaker cabinetry is paired with dark grey worktops, stainless-steel splashbacks and three industrial-style pendant lights over the breakfast bar. Integrated tower ovens, gas hob, dishwasher and a handy utility room off the kitchen—with fitted worktops and space for a washing machine and tumble dryer—ensure everyday tasks are effortlessly dealt with. French doors lead out to the garden patio, extending the living space in summer, and a ground-floor cloakroom keeps things tidy for guests.

Upstairs, four well-proportioned bedrooms cater to every need. The main and second bedrooms both enjoy en suite shower rooms and built-in mirrored wardrobes, while bedrooms three and four sit quietly to the rear—one currently set up as a home office. The family bathroom combines a full-size panelled bath with a rainfall showerhead and tasteful stone-effect tiling.

Outside, the low maintenance rear garden offers a patio area, perfectly suited to morning coffees or a small barbecue. A modest, level lawn enclosed by timber fencing offers space for children to play without demanding hours of upkeep.

