



Prospect Drive | Davenham | CW9 8JS

EDWARD
mellor



Features

- An extended semi detached family house
- Beautifully appointed & presented throughout
- New contemporary fitted kitchen
- Three excellent sized bedrooms
- Detached garage and newly laid driveway

This extended semi-detached family home is beautifully presented and well appointed throughout, offering spacious and professionally decorated rooms which are ready to move straight into. With new interior 'oak' doors and floor coverings throughout, gas central heating with a serviced combi boiler and PVCu double-glazing.

Comprising useful enclosed porch, entrance hall, attractive lounge with a feature inset gas fire and dining room with patio doors to the garden. The property benefits from a new, quality fitted kitchen with a range of Neff integrated appliances and a convenient downstairs W.C. Upstairs with three excellent-sized bedrooms

served by a modern shower room. Externally, with a detached garage having power and light. A superb newly laid driveway provides ample off-road parking extending to the front and side. The mature rear garden provides privacy with lawn area, freshly paved patio spaces and water supply.



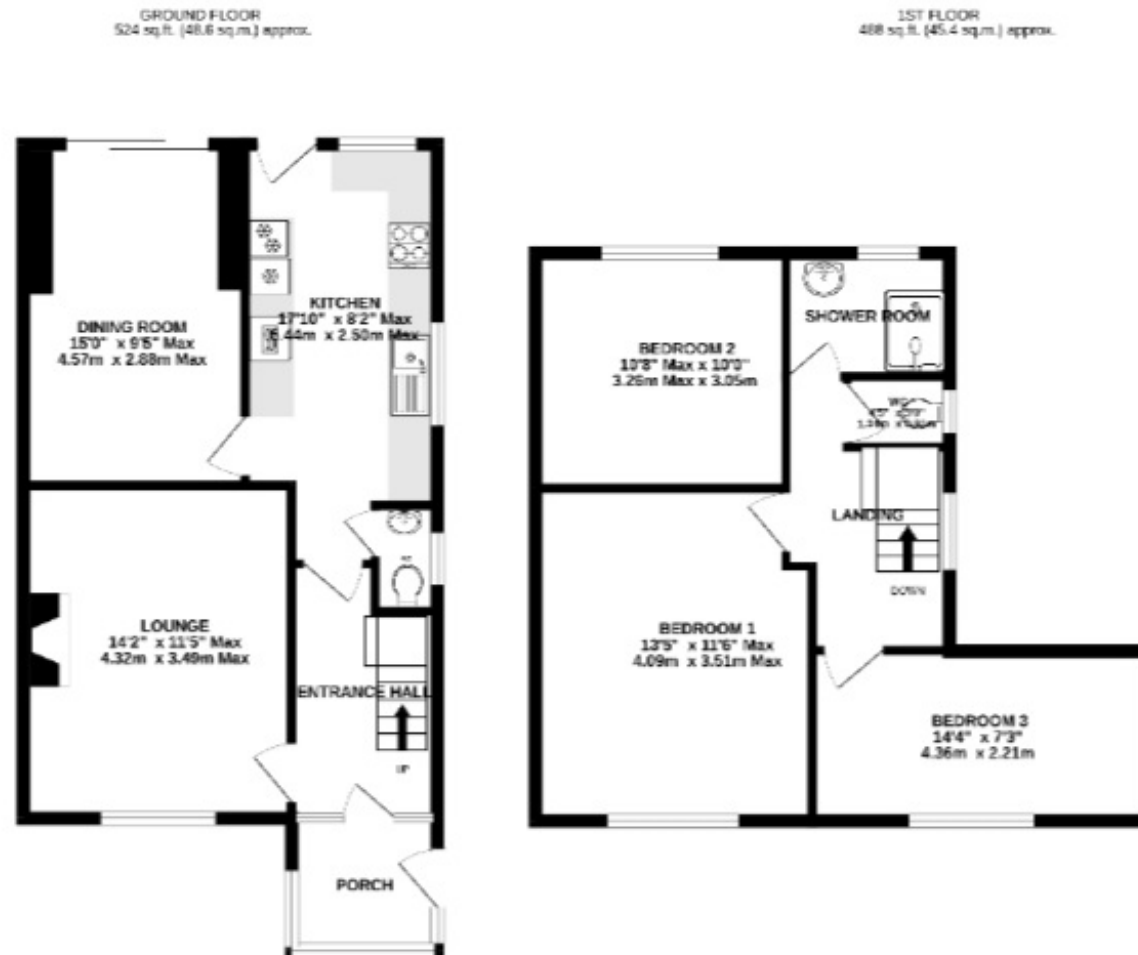
The property is very well situated at the end of a quiet cul de sac and is part of the long established and favoured Davenham village. Local amenities include a primary school feeding to the outstanding Leftwich County High School and Sir John Deane's College of Further Education, convenience store, two reputable public houses and active bowls and cricket clubs. Northwich town centre is just 2.3 miles away and offers a wide range of shops and stores including a Waitrose supermarket against a pretty marina. From the property there is easy access to miles of lovely open countryside and riverside walks. Watch our virtual tour.

SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** We advise prospective purchasers that none of the fittings or services have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band C - Energy Performance Certificate C



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



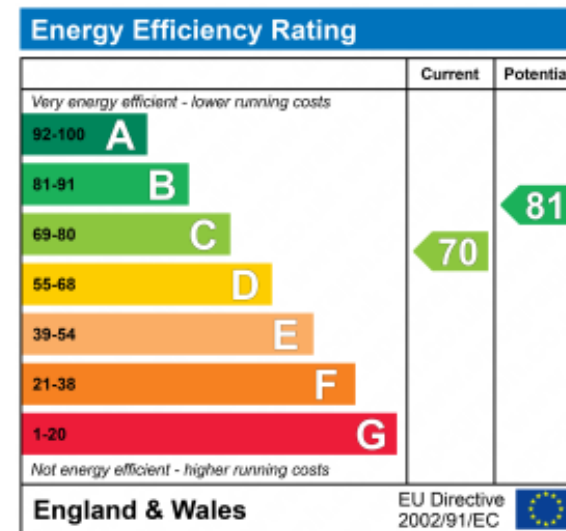
TOTAL FLOOR AREA: 1012 sq.ft. (94.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for identification purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: D
- Tenure: Freehold

EPC Rating



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