



**Floor Plans**

(Not to scale)

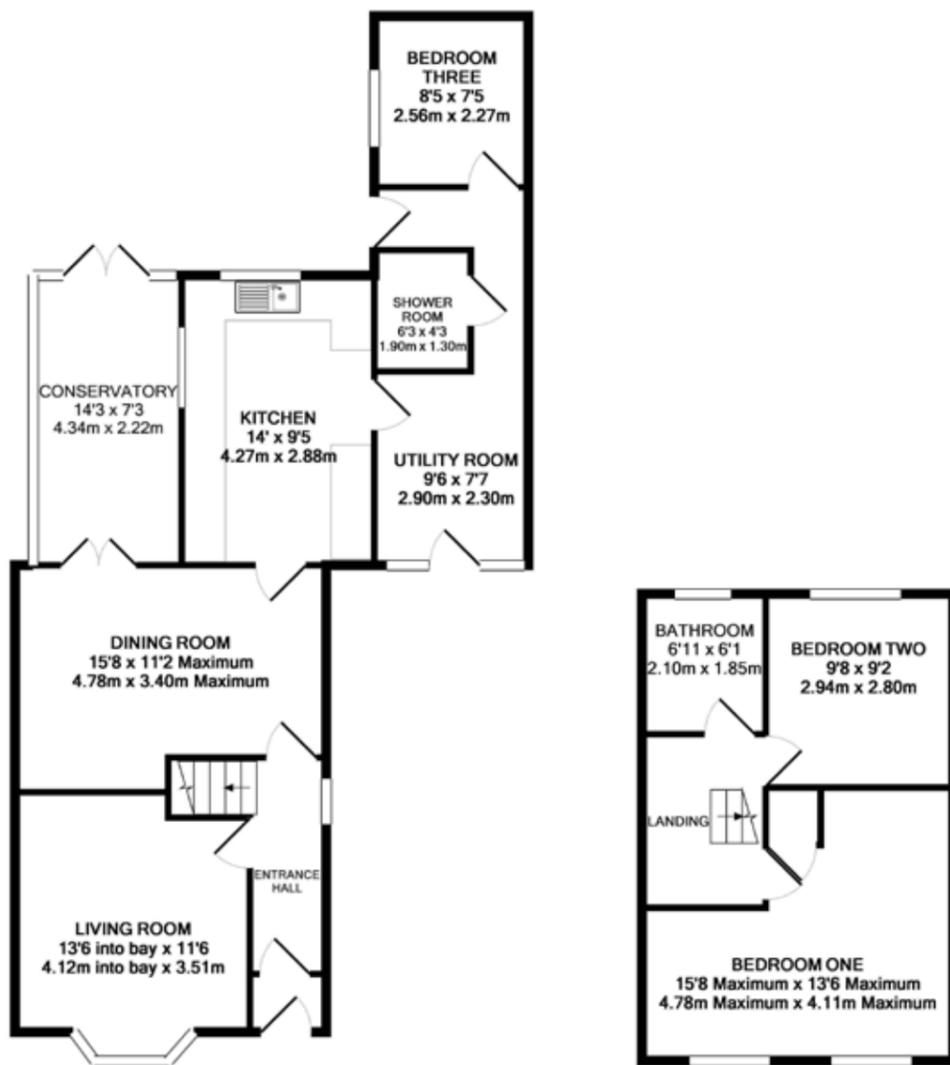


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GROUND FLOOR  
APPROX. FLOOR  
AREA 798 SQ. FT.  
(74.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 350 SQ. FT.  
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1148 SQ. FT. (106.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should 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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# 10 Rayleigh Avenue Davenham, Cheshire CW9 8LE

 2 Reception Rooms  3 Bedrooms  2 Bathrooms

*Situated in a sought after village location a beautifully presented and extended semi-detached home with flexible accommodation throughout. Landscaped private gardens and driveway providing off road parking.*

## LOCATION

Davenham is a rural and much sought after village approximately 3 miles south Northwich. It has a thriving village centre with a beautiful church, two reputable public houses, a chemist, post office and convenience store. There is also a well-regarded C of E primary school in nearby Charles Avenue. This area is well connected for commuting with the A556 placed on the periphery of Davenham and providing a direct link to the M6, M56 and M53 motorway. Delightful countryside surrounds the area and there are pleasant riverside walks along the nearby River Weaver.

## DIRECTIONS

From our office on High Street, head East on Apple Market Street towards Weaver Square Shopping Precinct. After approximately 0.1 miles turn left onto Watling Street. Then take a slight right to stay on Watling Street. After approximately 0.2 miles turn left onto London Road. After approximately 0.8 miles at the roundabout, take the 2nd exit onto Kingsmead/A533. After approximately 0.4 miles at the roundabout, take the 2nd exit and stay on Kingsmead/A533. After approximately 0.3 miles turn right at Kingsmead Crossroads onto London Road. After approximately 0.1 miles at the roundabout, take the 2nd exit and stay on London Road. After approximately 0.8 miles turn right onto Jack Lane. After approximately 0.2 miles turn left onto Fairholme Road. Then turn right onto Rayleigh Avenue. After approximately 0.1 miles, you will arrive at the destination.

## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

## GROUND FLOOR

### Entrance Porch

Quarry tiled floor, UPVC double glazed opaque window to side. Double glazed door to:-

### Entrance Hall

Radiator, UPVC double glazed opaque window to side, fitted carpet, stairs to First Floor.

### Living Room 4.11m (13'6") Into bay x 3.51m (11'6")

UPVC double glazed window to front, double radiator, fitted carpet, high skirting, inset downlighters, electric fire with granite surround and marble hearth and backing.

### Dining Room 4.78m (15'8") x 3.4m (11'2") Max

UPVC double glazed doors to Conservatory, fitted carpet, radiator, inset downlighters, high skirting.

### Conservatory 4.34m (14'3") x 2.21m (7'3")

UPVC double glazed opaque windows to side, UPVC double glazed doors to rear, tiled floor, ceiling fans, fitted blinds.

### Kitchen 4.27m (14') x 2.87m (9'5")

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with wooden work surfaces over and tiled splashback, UPVC double glazed windows to side, rear and front, tiled floor, four ring gas hob with extractor fan over, fitted eye level double oven, fitted dishwasher, display units, integral fridge/freezer.

Door to:-

### Utility Room 2.9m (9'6") x 2.31m (7'7")

UPVC double glazed door to front, UPVC double glazed window to front, fitted with a range of matching wall and base units, base units with work surfaces over, space and plumbing for washing machine, sink unit with drainer and mixer tap, space for tumble dryer, space for under-counter fridge/freezer, splashback tiling, double radiator, tiled floor.

Door to:-

### Shower Room 1.91m (6'3") x 1.3m (4'3")

Low level WC with push flush, wash hand basin with chrome mixer tap, inset downlighters, extractor fan, corner shower unit with glass sliding door, radiator.

### Rear Hall

UPVC double glazed door to side, tiled floor.

Door to:-

### Bedroom Three 2.57m (8'5") x 2.26m (7'5")

UPVC double glazed window to side, laminate flooring, radiator.

## FIRST FLOOR

### Landing

Fitted carpet, loft access, smoke alarm.

### Bedroom One 4.78m (15'8") Max x 4.11m (13'6") Max

UPVC double glazed windows to front, radiators, inset downlighters.

### Bedroom Two 2.95m (9'8") x 2.79m (9'2")

UPVC double glazed window to rear, radiator, triple fitted wardrobe.

### Bathroom 2.11m (6'11") x 1.85m (6'1")

UPVC double glazed opaque window to rear, tiled floor, 'P' shaped bath with curved shower screen and shower head attachment over, wash hand basin with storage below, low level WC with push flush and hidden cistern, inset downlighters, heated chrome towel rail.

## OUTSIDE

### Garden

To the rear there is a patio area ideal for outside entertainment leading to a garden which is mostly laid to lawn with established flower beds. There is a further patio area. The garden is fully enclosed creating privacy.

To the front there is parking for two vehicles.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band C.

## POSTCODE

CW9 8LE

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

