



Floor Plans

(Not to scale)

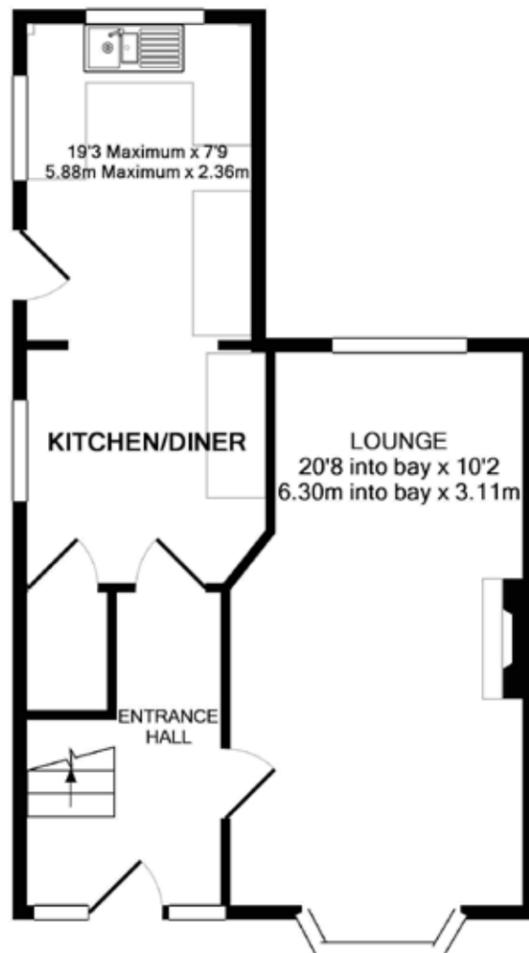


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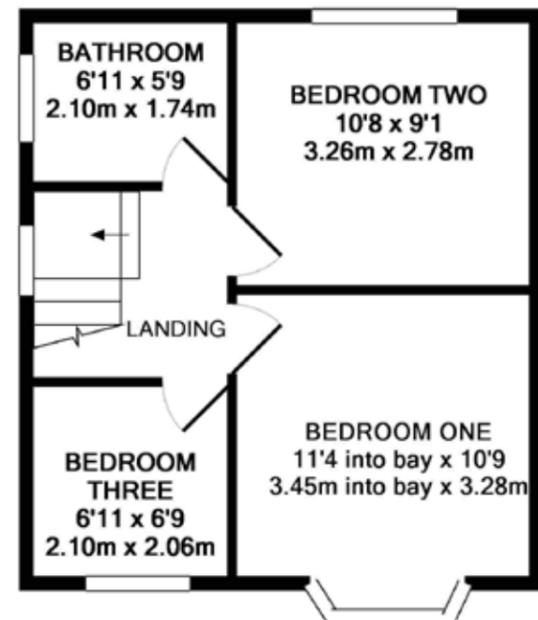
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

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(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(39.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.6 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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Cheshire CW9 5BJ

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8 Rayleigh Avenue

Davenham, Cheshire CW9 8LE

 1 Reception Rooms  3 Bedrooms  1 Bathrooms

Recently modernised to a high standard this beautifully presented three bedroom semi-detached home must be seen to be fully appreciated. Accommodation briefly comprises: Entrance Hall, Living/Dining Room, Breakfast Kitchen and to the first floor Three Bedrooms and Bathroom, externally there is parking and a fully enclosed rear garden. Viewing is highly recommended.

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

Hall

Stairs to First Floor, smoke alarm, picture rail, laminate flooring and radiator.

Living Room 6.3m (20'8) x 3.1m (10'2)

UPVC double glazed window to the front, UPVC double glazed window to rear, two radiators, electric fire, high skirting, fitted carpet, picture rail.

Kitchen 5.87m (19'3) x 2.36m (7'9)

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, slate tiled effect vinyl flooring, UPVC double glazed windows to side, door to side, UPVC double glazed window to rear, space for cooker with extractor hood over, one and a quarter stainless steel sink unit with drainer and mixer tap, space for washing machine, space for tall fridge/freezer, wall mounted Worcester Bosch combi boiler, wine rack, breakfast bar, understairs storage.

FIRST FLOOR

Landing

UPVC double glazed opaque window to side, loft access, fitted carpet.

Bedroom One 3.45m (11'4) x 3.28m (10'9)

UPVC double glazed bay window to front, radiator, fitted carpet, picture rail

Bedroom Two 3.25m (10'8) x 2.77m (9'1)

UPVC double glazed window to rear, picture rail, fitted carpet and radiator.

Bedroom Three 2.11m (6'11) x 1.75m (5'9)

UPVC double glazed window to front, fitted carpet and radiator.

Bathroom 2.11m (6'11) x 1.75m (5'9)

UPVC double glazed opaque window to side, extractor fan, panelled bath with shower over and glass screen, slate tiled effect vinyl flooring, shaver point, low level WC with push flush, wash hand basin with chrome mixer tap, heated chrome towel rail, shelving.

OUTSIDE

Front and Rear Garden

To the front there is ample parking for 2/3 vehicles with access at the side of the property leading to the rear. There is an outside tap to the side.

To the rear the garden is fully enclosed and mostly laid to lawn with patio areas ideal for outside entertainment. There are mature plants and shrubs with hedged/fenced boundaries creating privacy. There is also a shed ideal for garden storage equipment.

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.

