



Wright Marshall  
Estate Agents

438 LONDON ROAD, DAVENHAM, NORTHWICH  
CW9 8EF

OFFERS IN THE REGION OF £195,000



Chain free period cottage with a spacious rear garden located within walking distance to the highly regarded County High School Leftwich

## Description

Purchased by the vendor 3 years ago this period terraced cottage has been modernised throughout and is offered with no vendor chain.

Located on London Road in Davenham this property is perfectly positioned on the outskirts of Northwich within a short drive of large supermarkets, cafes and restaurants such as Waitrose, Abdas and Bombay Quay to name a few.

Ground floor accommodation comprises spacious porch through lounge with a lovely warm open fire and a double glazed window to the front aspect. The modern kitchen/dining room offers a selection of integrated appliances including an extractor hood, gas hob and oven, tiled flooring, eye level and low level units and has a large double glazed window to the rear aspect.

The vendor keeps their American fridge freezer in the utility room where the wall mounted combi boiler is located and also provides direct access to the rear garden, downstairs WC and spacious conservatory.

First floor accommodation comprises two spacious double bedrooms, one of which includes a set of built in triple wardrobes, a spacious airing cupboard and a modern three-piece shower room.

Externally the spacious paved driveway is located to the front aspect. Particular mention must be made of the large lawned garden to the rear aspect, perfect for passionate gardeners looking to downsize to a smaller property but with the added advantage of a large garden.

Please note that the vendor has a right of way across the neighboring properties land to take their bins out via the side gate.

Davenham is conveniently located to the A556 connecting commuters to both the M56 and M6 motorways.

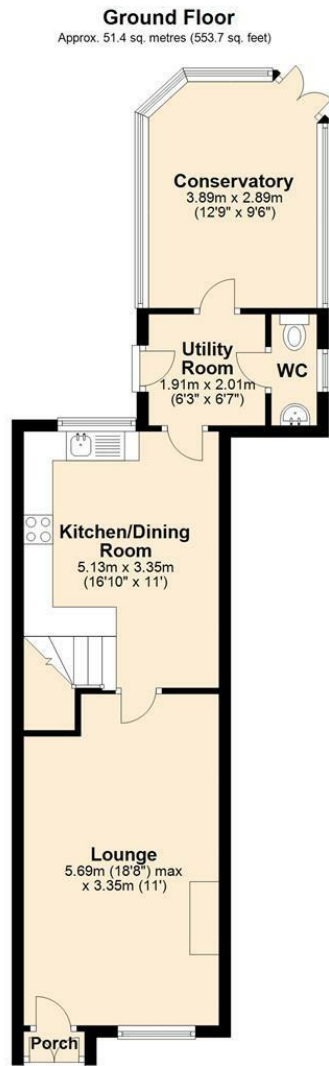
Regular bus routes include the London Road stop (Crewe-Northwich) which runs every 30 minutes, ideal for interested parties who don't drive.

Local rail networks include Hartford train station (Liverpool-London line) and Greenbank train station (Chester-Manchester line) both of which are only a 10 minute drive away from the property.

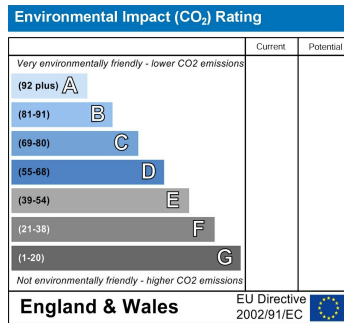
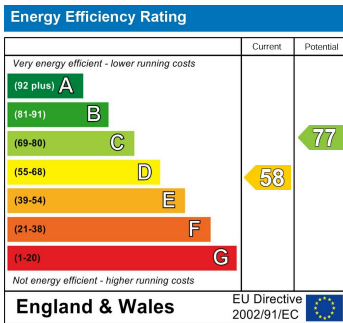








Total area: approx. 85.7 sq. metres (922.8 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements