



189 Hartford Road, Davenham, Northwich, Cheshire, CW9 8JP

**£900 pcm**



An immaculately presented semi-detached house, situated in one of Cheshire's most sought after villages. The property has recently under-gone a complete make-over programme and is offered in excellent decorative order throughout. With gas central heating and PVCu double glazed windows the accommodation comprises: Entrance porch and hallway, cloakroom/WC, lounge, extended dining room, conservatory, kitchen breakfast room, first floor landing, three bedrooms and bathroom. Outside there are good size front and rear gardens along with an attached garage and triple length driveway. Available unfurnished.

## GROUND FLOOR

### PORCH

part glazed PVCu entrance door, quarry tiled floor, PVCu double glazed window to side, part glazed PVCu inner door with matching side windows to:

### ENTRANCE HALL

Double radiator, laminate flooring, staircase to first floor landing with storage cupboard beneath, inner door and lobby leading to Kitchen with door to:

### CLOAKROOM

Window to side, fitted with a two piece comprising, wash hand basin and low-level WC.

### LOUNGE

4.22m x 3.53m (13' 10" x 11' 7")  
PVCu double glazed window to front, living flame effect gas fire set in feature fire surround, double radiator, laminate flooring, coving to ceiling, sliding doors to:

### DINING ROOM

4.87m x 2.87m (16' x 9' 5")  
Double radiator, laminate flooring, PVCu double glazed patio doors to Conservatory, built-in storage cupboard, door to Kitchen Breakfast Room.

### CONSERVATORY

2.71m x 2.40m (8' 11" x 7' 10")  
Brick and PVCu double glazed with polycarbonate roof, double radiator, laminate flooring, door to Garden.

### KITCHEN/BREAKFAST ROOM

4.87m x 2.51m (16' x 8' 3")  
Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl composite sink with mixer tap and tiled splashbacks, plumbing for washing machine, fridge/freezer, cooker, PVCu double glazed window to side, PVCu double glazed window to rear, PVCu double glazed door to Garden.

## FIRST FLOOR

### LANDING

Access to roof space.

## BEDROOM 1

3.87m x 3.44m (12' 8" x 11' 3")  
UPVC double glazed window to front, fitted eight door wardrobe, double radiator, coving to ceiling.

## BEDROOM 2

3.01m x 3.30m (9' 11" x 10' 10")  
PVCu double glazed window to rear, fitted five door wardrobe, double radiator.

## BEDROOM 3

2.20m x 1.94m (7' 3" x 6' 4")  
PVCu double glazed window to front, double radiator.

## BATHROOM

Fitted with a two piece suite comprising panelled bath with power shower and folding screen over and pedestal wash hand basin, fully tiled walls, uPVC double glazed window to rear, double radiator, tiled flooring.

## WC

Window to side, low-level WC, part tiled walls, double radiator, tiled flooring.

## OUTSIDE

### OUTSIDE

The property is well set back from the road and features a long front garden, which is laid to lawn with mature borders. Triple length driveway leading to the garage. Enclosed rear garden with patio and lawn areas. Brick Shed.

## GARAGE

Attached to side of the house with power and light fitted, window to rear, metal up and over door, personal door to rear garden.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

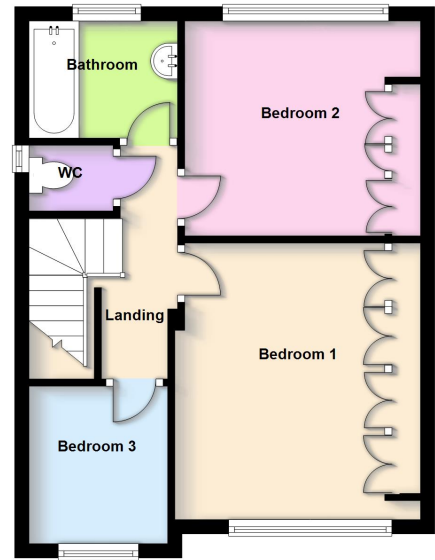
### Ground Floor

Approx. 816.6 sq. feet



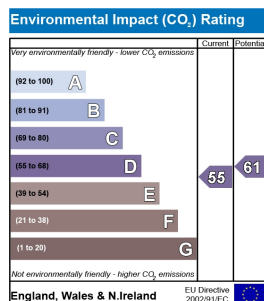
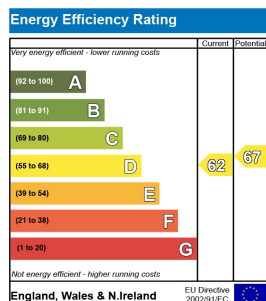
### First Floor

Approx. 418.0 sq. feet



Total area: approx. 1234.6 sq. feet

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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