

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

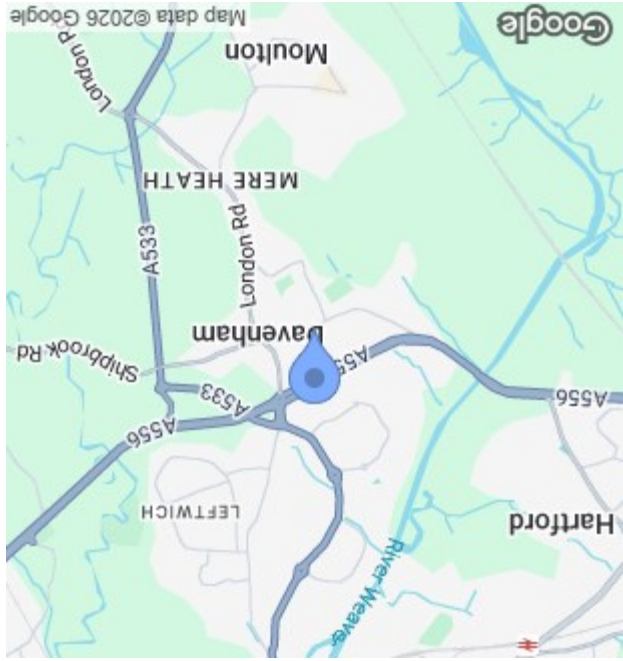
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

32 Hartford Road, Davenham
Approximate Gross Internal Area:
1116 sq.ft 104 sq.m



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Energy Efficiency Rating	
Potential	Current
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

EU Directive 2002/91/EC
 Not energy efficient - higher running costs
 Very energy efficient - lower running costs



32 Hartford Road
Davenham
Cheshire
CW9 8JE



£325,000



Set behind its own driveway with a detached garage to the rear, this well-positioned property represents offers away to secure a sought after, central Davenham address, with the space and setting to justify thoughtful enhancement in the years ahead.

The bay-fronted lounge feels naturally welcoming, while the separate dining room offers fitted storage and views out across the rear garden; offering a comfortable space for everyday living. The kitchen is fitted with plenty of storage and provides access to the rear garden. The existing layout works comfortably as it stands yet offers clear potential for future reimagining as needs evolve.

Upstairs, three bedrooms and a bathroom provide both practical and well-proportioned accommodation, which is ready to be refined and personalized over time to your own needs.

Outside, the rear garden is a particular strength; private, established and enjoying sunlight at different points throughout the day. There is space here for landscaping ideas to take shape gradually. The detached garage and driveway add everyday practicality rarely found so close to the centre of the village.

With shops, cafés and pubs just two minutes away, sought-after school catchments nearby and river walks under a mile from the door, this is a home that combines convenience with long-term potential.

