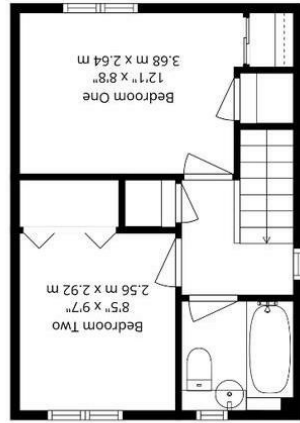
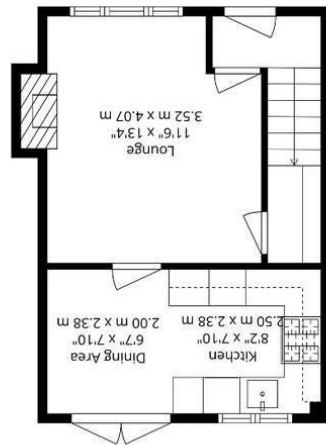


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48 Mere Bank, Davenham  
Approximate Gross Internal Area:  
788 sq.ft 73 sq.m

Ground Floor

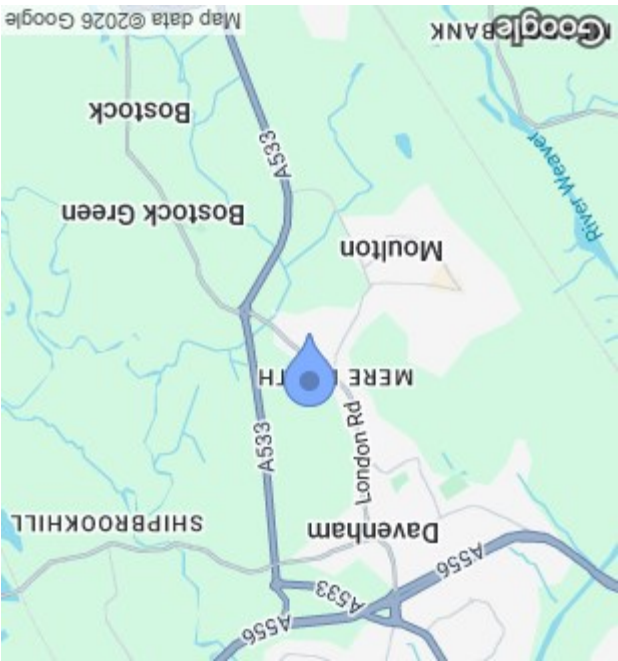


First Floor

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	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	66
Potential	74



48 Mere Bank  
Davenham  
Cheshire  
CW9 8NL



Offers Over  
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Set back with a sense of separation from the road, the approach feels settled and established. A driveway leads to a single garage, while the front garden, framed by mature planting, softens the entrance and creates a gentle transition from outside to in and the covered porch adds a moment of pause before stepping inside.

To the front, the lounge is a comfortable, well-balanced space centred around a feature fireplace, with a broad window drawing in natural light. It is a room that lends itself equally to quieter evenings or more social occasions. The flow through the ground floor is intuitive rather than forced, with each space positioned to feel both connected and distinct.

Set to the rear, the kitchen forms the natural link between the house and the garden. Arranged in a practical U-shape, it offers generous worktop space and storage, with a layout that supports everyday use without complication. The space offers a defined dining area, positioned alongside French doors that lead directly out to the garden; bringing light in and extending the room beyond its footprint during warmer months.

Upstairs, the layout continues the same sense of balance. Two well-proportioned double bedrooms are arranged around a central landing, each offering a calm, neutral backdrop ready to be personalised over time. The main bedroom sits with space for freestanding furniture and built in storage that supports rest without excess. Views across the surrounding rooftops and greenery add to the overall sense of quiet. The bathroom has been updated with a clean, contemporary finish. Tiled throughout, it includes a bath with shower over, alongside a modern vanity unit, designed to be both functional and easy to maintain.

To the rear, the garden offers a private and enclosed setting, bordered by established planting that creates both structure and seclusion. A paved terrace sits directly outside the French doors, providing a natural place to sit or entertain, with the lawn extending beyond. The detached garage and driveway add practicality, while the overall plot feels manageable without being limited.

This is a home that understands how people live day to day—well arranged, quietly positioned, and offering the kind of adaptability that becomes more valuable over time. For those looking for a home in Davenham with a private garden and a layout that simply works, this is one to experience in person.

