



27 DAVENHAM

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# 27 Davenham Road, Sale, Cheshire, M33 5QR

Extended three bedroom semi detached property, boasting OPEN PLAN KITCHEN /LIVING SPACE and FABULOUS EXTENSIVE REAR GARDEN. Situated in a highly desirable location, close to Ashton On Mersey Village, Wellfield Primary School, Sale Town Centre and all it's amenities. The accommodation briefly comprises; storm porch, entrance hall, bay fronted living room, open plan kitchen / living/ dining room with fitted kitchen and integrated appliances, downstairs WC and small utility room. To the first floor three sizeable bedrooms and a family bathroom with shower over bath. Externally, to the front off road parking for two vehicles, gated access to the rear leads to a beautifully manicured garden with raised composite decking. New combi boiler fitted November 2023.

## £450,000 Offers Over

### Viewing arrangements

Viewing strictly by appointment through the agent

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#### Hall

Welcoming entrance hall accessed via UPV door, carpeted flooring, ceiling light point and radiator.

#### Living Room

Bay fronted reception room, window to front aspect. Carpeted flooring, ceiling light point and radiator.

#### Open Plan Kitchen/ Dining/ Living Space

Extended kitchen creating open plan kitchen/ living/ dining room with windows and patio doors to rear aspect, two skylights make this a lovely bright space. The fitted kitchen is made up of wall and base units, integrated appliances include eye level oven, 5 ring gas hob, extractor hood and dishwasher. Laminate flooring, ceiling spotlighting, radiators and wall mounted modern electric fireplace. New combi boiler (fitted Nov 2023)

#### Utility Room

Small utility room with space for washing machine and potentially a dryer on top.

#### WC

Low level WC, pedestal hand wash basin and window to rear aspect.

#### FIRST FLOOR

Landing with access to loft hatch, integrated pull down ladders.

#### Master Bedroom

Master bedroom with bay window to rear aspect, built in wardrobes with sliding doors. Carpeted flooring, ceiling light point and radiator.

#### Bedroom Two

Bay fronted bedroom with window to front aspect, built in wardrobes and storage under bay, with sliding doors. Carpeted flooring, ceiling light point and radiator.

#### Bedroom Three

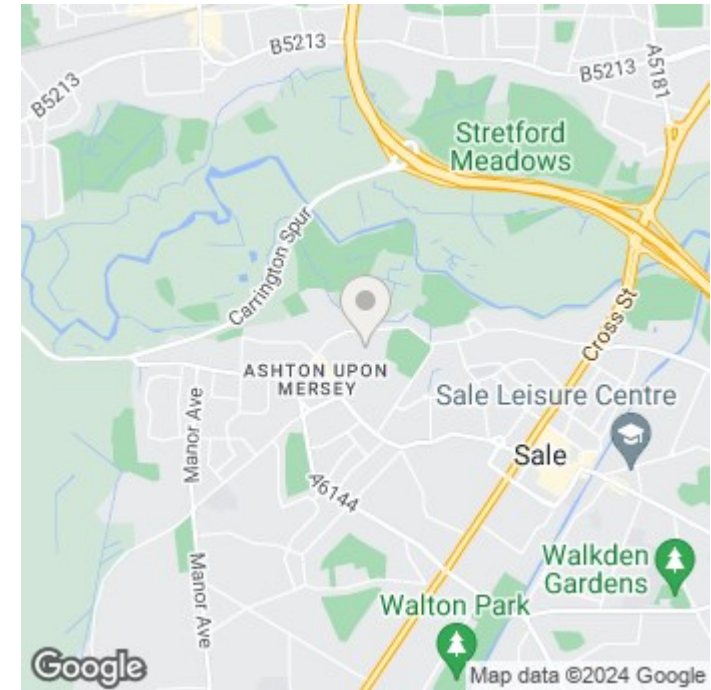
Single bedroom with window to front aspect. Carpeted flooring, ceiling light point and radiator.

### Bathroom

Tiled bathroom with three piece suite, low level WC and pedestal hand wash basin. Window to side aspect.

### Outside

Externally there is a driveway for two cars, gated access down the side of the property leads to the extensive enclosed garden. The manicured garden is mainly laid to lawn with well stocked borders and raised composite decking, creating patio area for seating accessed directly from the kitchen patio doors.

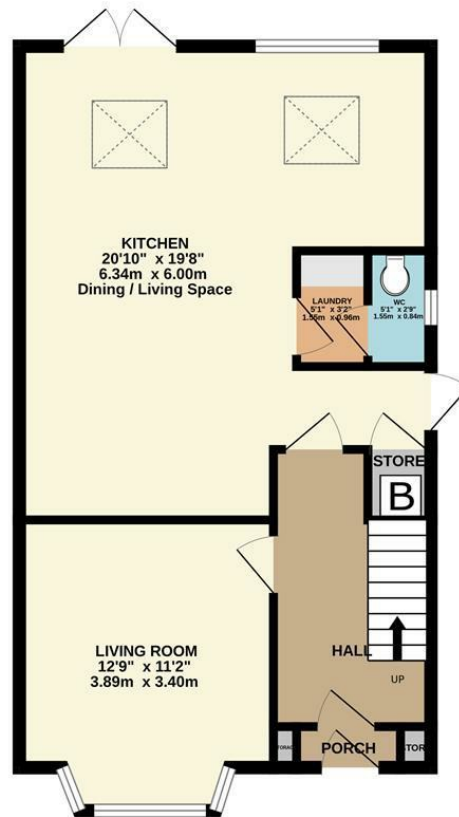


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>70</b>	
England & Wales EU Directive 2002/91/EC		

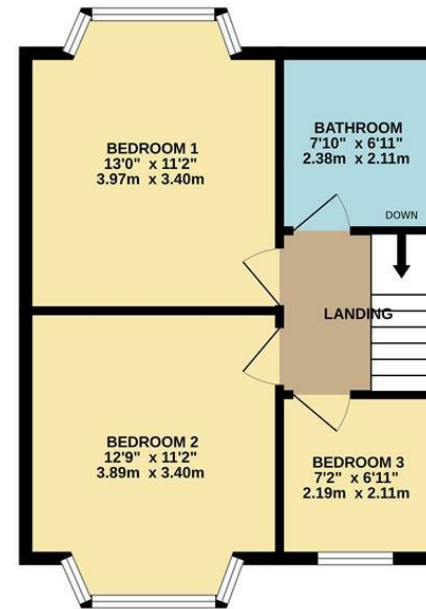
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales EU Directive 2002/91/EC		



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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