



VINCENT JAMES
ESTATE AGENTS

358 LONDON ROAD, DAVENHAM,
NORTHWICH, CW9 8EE

£350,000



A rare and exciting opportunity on London Road — Number 358 occupies one of the largest plots in the area and offers exceptional space both inside and out. Perfectly positioned for those looking to move into the sought-after location, this substantial semi-detached family home features a driveway with space for up to ten cars, a vast sun-trapped rear garden, and best of all - a standout two-storey detached modern annex — ideal for multi-generational living, guests, or working from home!

Lounge



With space for an electric log burner within a feature fireplace frame. Inset spotlights. Storage cupboard. Accessed via the front entrance door, flows into the Dining Room. Double glazed window to the front. Radiator.

Dining Room



With a large log burner inset, staircase, understairs storage and two double glazed windows to the side elevation. Radiator.

Kitchen Diner



Radiator, double oven, four ring hob and hood. Double glazed window to the side aspect. Breakfast Island. Sink. Space for Fridge Freezer and Dishwasher. Access to rear porch.

Rear Porch/Utility



With Utility space and leading into the Downstairs WC. Wall mounted boiler.

Downstairs WC



With a low level WC, hand wash basin, heated towel tail, Double glazed window to the rear.

First Floor Landing



Carpeted, with a storage cupboard radiator and access to all bedrooms and bathroom.

Master Bedroom



With built-in wardrobes, double glazed window to the front elevation. Radiator.

Bedroom Two



Radiator, cupboard housing boiler, double glazed window to the rear.

Bedroom Three



Double glazed window to the side aspect, radiator and carpet.

Bathroom



Low Level WC, hand wash basin, stand in shower, radiator, double glazed frosted window to the rear elevation.

Loft Space



Storage cupboard, double glazed window to the side aspect. Currently used as a bedroom.

Detached Two Storey Modern Annex



A modern and bright space, providing multi-functional living options to an already fantastic home.

Lounge - Open plan with space for a biofuel heater. Inset spotlights.

Kitchen - With quartz worksurfaces and an inset sink and oven. Double glazed window to the front aspect with space for a fridge freezer.

Bedroom - Spacious, with Velux window overhead and carpeted.

Bathroom - Shower, Low level WC hand wash basin and velux window.

External (Front)



With electric gates leading to the driveway with space for up to 8/10 cars.

External (Rear)



With a huge driveway with space for up to 8/10 cars. Spacious lawned garden which receives sun all day. Paved patio and seating areas. Access to the detached Annex.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: Per annum

Council Tax Band: B

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



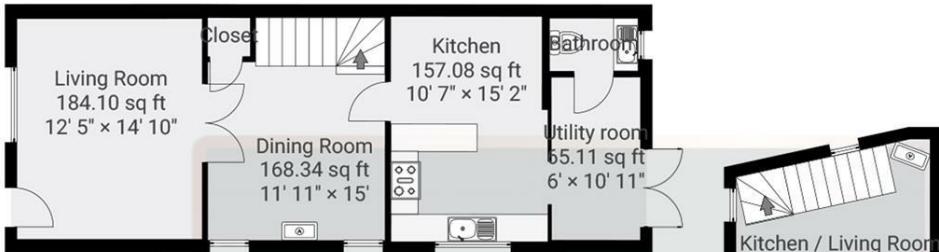
358 London Road, Davenham

DETAILS

Total area: 1609.49 sq ft
Living area: 1609.49 sq ft
Floors: 3
Rooms: 24

▼ Ground Floor

TOTAL AREA: 784.96 sq ft • LIVING AREA: 784.96 sq ft • ROOMS: 7



▼ 1st Floor

TOTAL AREA: 668.02 sq ft • LIVING AREA: 668.02 sq ft • ROOMS: 10



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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 76 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | 54 | |
| England & Wales | EU Directive 2002/91/EC | |

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

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