



Church Street, Davenham
Northwich

Guide Price £160,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



29 Church Street

Davenham, Northwich

Council Tax band: B

Tenure: Freehold

Services (NOT TESTED): services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East

EPC Energy Efficiency Rating: C

Total Floor Area: 578 SQ FT

Viewings: Viewings strictly by appointment through the agents

- Available via MODERN METHOD of AUCTION
- Spacious Living Room
- Sought After Location
- 2 Bedrooms
- Dining Kitchen
- Private Rear Garden
- No Chain & In Need of Modernisation
- Charming Character Cottage
- Bathroom with 3-piece suite



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Davenham, Northwich

A handsome period cottage occupying a prime position on sought-after Church Street in the picturesque Cheshire village of Davenham. Full of warmth and authenticity, this delightful home presents an exciting opportunity to embrace village life whilst offering clear scope to modernise and reconfigure to individual taste and design. The attractive façade delivers immediate kerb appeal, setting the tone for the charm that continues within. Internally, the accommodation reveals a bright and spacious living room centred around a fireplace, a fitted dining kitchen with turning staircase rising to the first floor, rear hallway with access to the garden, and a ground-floor bathroom appointed with a three-piece white suite.

The well-proportioned living space offers comfort and practicality, yet equally provides superb potential for sympathetic enhancement. The kitchen diner presents a particularly exciting opportunity to create a contemporary space that complements the cottage's period character. On the first floor, there are two bedrooms, including a generous sized principal bedroom with fitted wardrobes. The second bedroom is located to the rear and enjoys views over the neighbouring fields.

Externally, a generous sized private rear garden provides the ideal backdrop to this charming home.

Perfectly positioned in the heart of the village, the cottage is just a short stroll from local amenities, reputable schools, whilst remaining conveniently placed for wider transport links. A rare opportunity to acquire a CHAIN FREE character home with fabulous potential.



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Auction Note:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

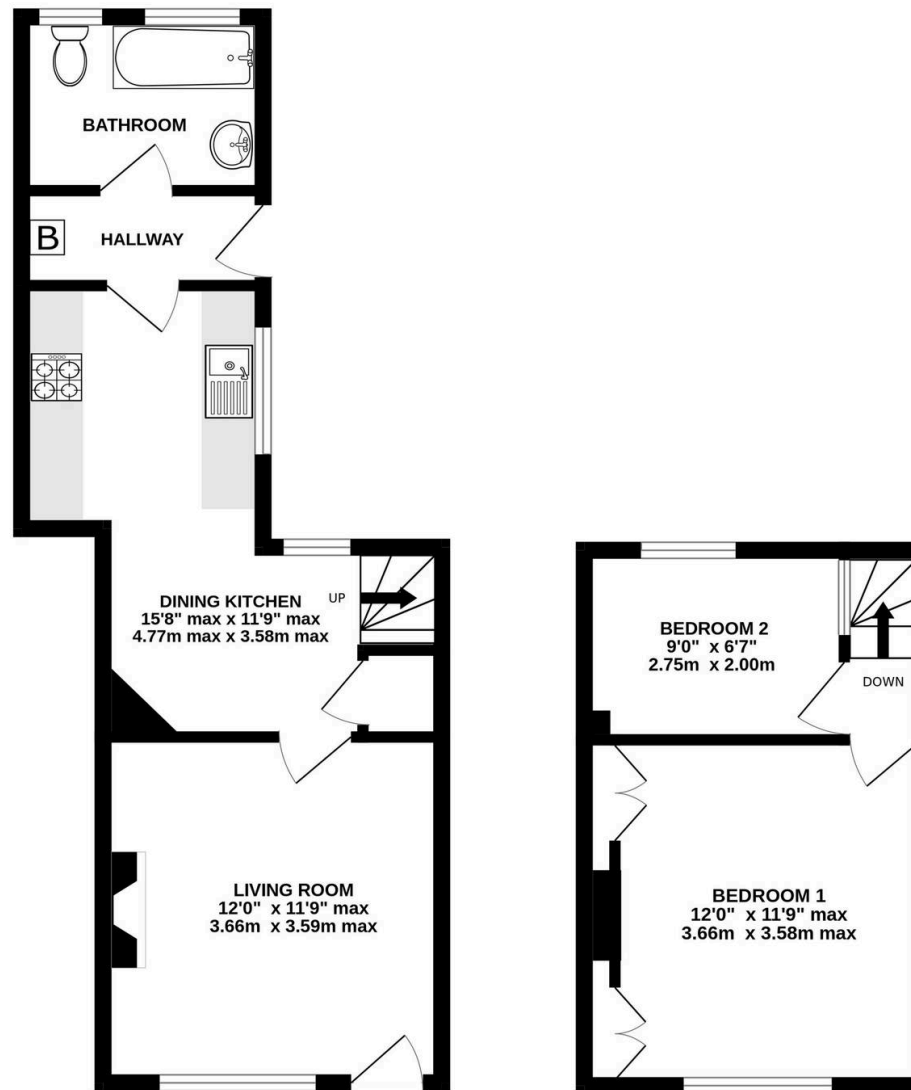
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.

1ST FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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