



## 5 Spire View

Davenham, Northwich, CW9 8GB

£1,500 Per month



# 5 Spire View

Davenham, Northwich, CW9 8GB

£1,500 Per month



## Summary

Set within the heart of the highly desirable village of Davenham, this beautifully presented three-bedroom semi-detached home offers an appealing blend of modern comfort, convenience and village charm. Available from 01 June 2026, it provides an excellent lifestyle opportunity in one of Cheshire's most sought-after communities.

Perfectly positioned just 2 miles from Northwich, the property offers effortless access to the A556, placing Manchester, Chester and Liverpool all within straightforward commuting reach. The location balances peaceful village living with strong regional connectivity.

Inside, the home opens with a bright entrance hallway leading to a light and welcoming living room overlooking the rear garden. The modern kitchen, complete with integrated appliances, provides a practical and stylish space for everyday living, complemented by a downstairs WC and useful storage throughout.

Upstairs, the property features a well-proportioned master bedroom with ensuite, a second double bedroom, and a third bedroom ideal for a child's room, dressing room or dedicated home office. A contemporary family bathroom completes the first floor.

Externally, the home benefits from front and rear gardens along with two allocated parking spaces, offering both convenience and privacy.

Davenham is known for its friendly community, local shops, traditional pubs and attractive village walks. For those who enjoy the outdoors, Delamere Forest is only a short drive away, offering woodland trails, cycling routes and open green space to explore at weekends.

This property is ideally suited to small families or professionals seeking a well-connected yet peaceful setting, with countryside, amenities and major transport links all close at hand.

Homes of this quality in Davenham are rarely available — early viewing is recommended

## Davenham

Davenham is a highly sought-after rural village known for its strong sense of community and relaxed, family-friendly atmosphere. The village offers a selection of convenient local shops, traditional pubs, cafés and well-kept parks, providing plenty for all ages to enjoy. Its tree-lined streets, village green and welcoming feel make it one of

Cheshire's most desirable places to live.

Just two miles from Northwich Town Centre, residents benefit from easy access to a thriving and continually improving market town. Northwich High Street is home to a mix of unique independent businesses, specialist retailers and well-known national brands, creating a vibrant and varied shopping experience. The popular monthly Artisan Market draws visitors from across Cheshire, offering handcrafted goods, local produce and family-friendly entertainment.

Northwich has also been transformed by the £80 million Barons Quay development, which continues to expand. With a state-of-the-art cinema, high-street retailers, leisure facilities and a growing selection of food and drink venues, it provides a modern destination for shopping, dining and socialising. Whether you're meeting friends for coffee, enjoying a meal out or catching a film, there is something to suit every preference.

The town also boasts an excellent choice of pubs, restaurants, cafés and bars, offering everything from casual dining to more refined options. For those who enjoy staying active, Brio Leisure is close by, providing year-round swimming, fitness classes and gym facilities.

Beyond the town, the area is rich in natural beauty. Delamere Forest is only a short drive away, offering miles of woodland trails, cycling routes, outdoor activities and peaceful green spaces — ideal for weekend adventures or relaxed family days out. Nearby attractions such as Marbury Country Park, Anderton Boat Lift, and the scenic Weaver Navigation further enhance the outdoor lifestyle.

Commuters benefit from excellent transport links, with the A556 providing straightforward access to Manchester, Chester and Liverpool, as well as connections to the M6 and M56. This makes Davenham an ideal base for professionals who want village living without compromising on connectivity.

With its blend of rural charm, strong community spirit, excellent amenities and outstanding access to countryside and major cities, Davenham offers an exceptional lifestyle for small families and professionals alike.

## Lettings

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a

Tel: 07778 908724

statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

## Ground Floor

### Entrance Hall

### Living Room

15'7" x 11'3" (4.76 x 3.44)

Family sized living room, neutrally decorated, with double patio doors leading into the rear garden.

### Kitchen

14'0" x 8'5" (4.28 x 2.57)

Modern fitted kitchen with appliances and enough space for a small table.

### WC

Downstairs Toilet, ideal for visitors.

### Storage

Great for those coats and shoes!

## First Floor

### Master Bedroom

12'0" x 8'9" (3.67 x 2.67)

Master bedroom with fitted wardrobes, overlooking the rear elevation.

### En-Suite

Three piece white suite with walk in shower.

### Bedroom Two

10'1" x 8'9" (3.08 x 2.67)

Double bedroom overlooking the front elevation.

### Bedroom Three

8'10" x 6'5" (2.70 x 1.98)

Single bedroom overlooking the rear elevation.

### Family Bathroom

Three piece white suite with shower over bath, tiled walls.

## Externally

### Front Garden

Low maintenance, laid to lawn, to the front of property.

### Rear Garden

Low maintenance, laid to lawn with patio area and South facing rear garden.

### Allocated Parking

Two allocated parking spaces located at the rear of the property.

### Energy Performance Rating

Current Rating: B

### Local Authority

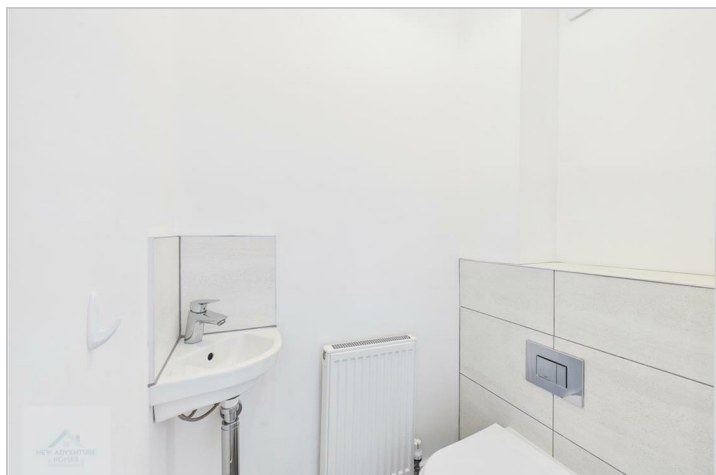
Cheshire West and Chester Council - Band C

### Viewing

Strictly by appointment only. Call New Adventure Homes today!

### Property to Sell or Rent?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724.



## Road Map



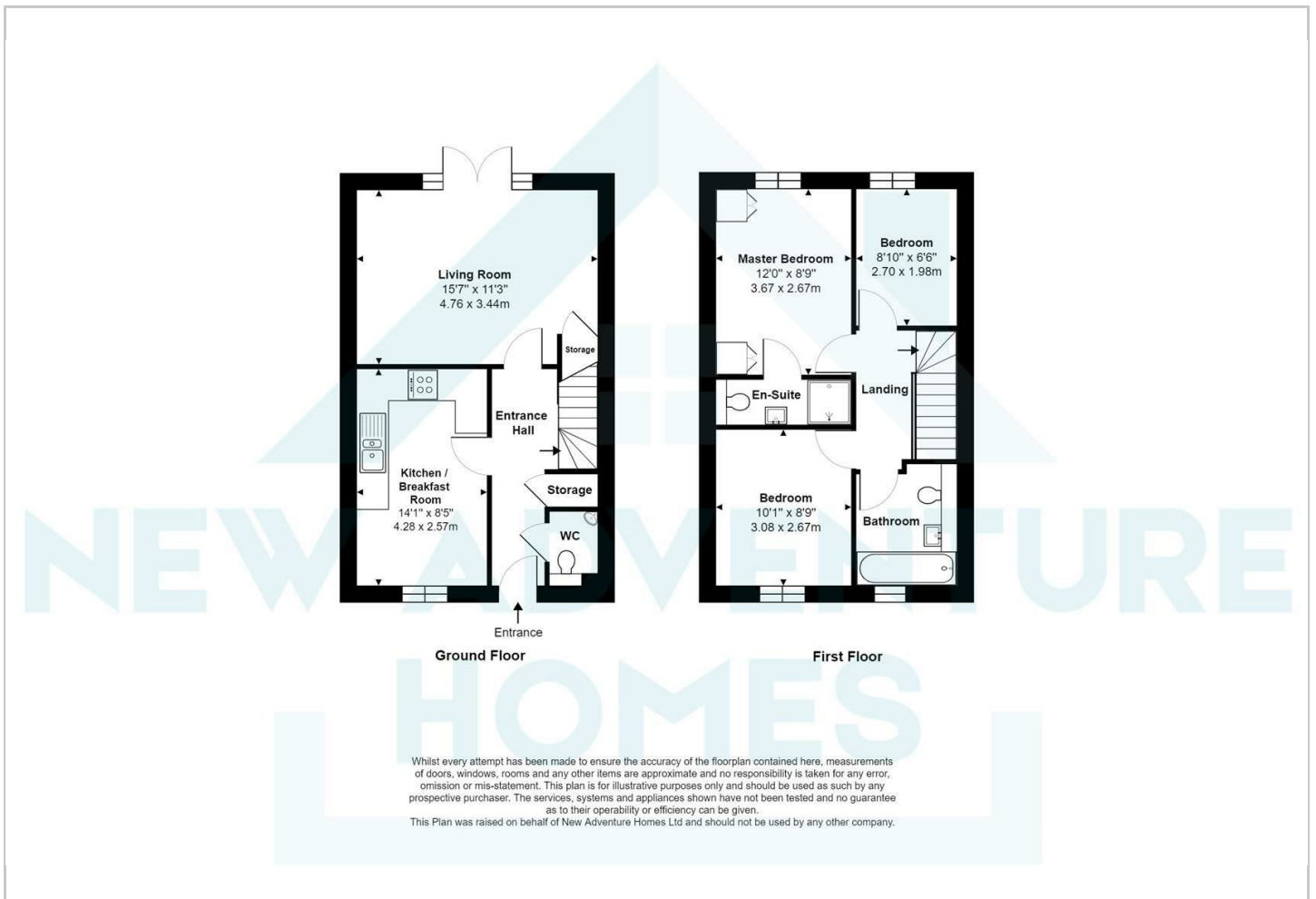
## Hybrid Map



## Terrain Map



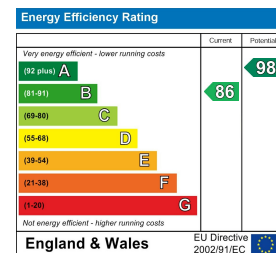
## Floor Plan



## Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.