

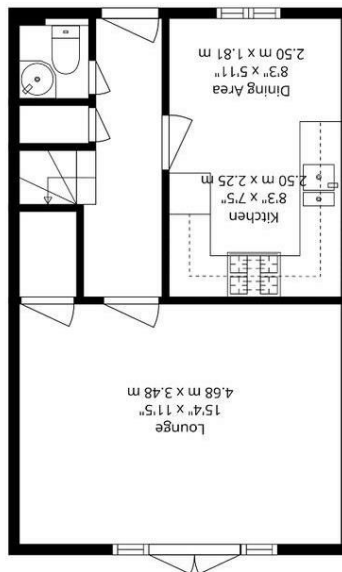
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, Powerhouse Media. Accurate to 97%.

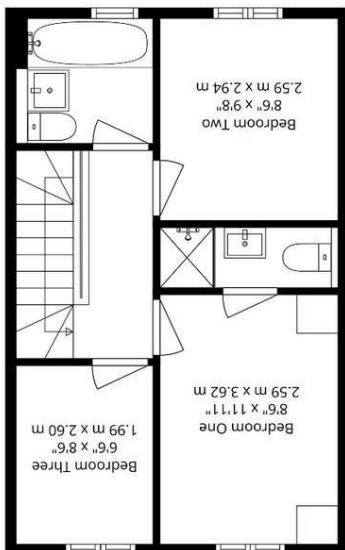
5 Spire View, Davenham
Approximate Gross Internal Area:
772 sq.ft 72 sq.m



Ground Floor



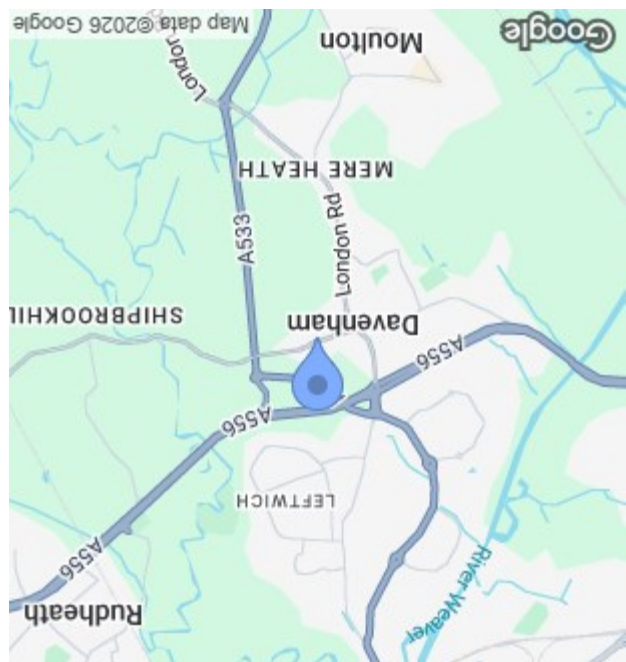
First Floor



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Energy Efficiency Rating	
Potential	Current
96	84
(92 plus) A (81-91) Very energy efficient - lower running costs B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G (1-20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



5 Spire View
Davenham
Cheshire
CW9 8GB



Offers Over
£325,000

Set in a gently elevated position that instantly enhances a great feeling of privacy, this chain free home sits back behind a landscaped path and pristine lawn framed by the classic finishing touch of a picket fence. Its red brick façade gives a modern feel to a traditional cottage design, while a refined canopied doorway and polished house sign hint at the contemporary detailing within.

Once inside you'll find a clean modern aesthetic that balances the needs of everyday life with a sense of style that's both on-trend and family friendly. Plush grey carpeting and cool calming feel of white walls flow from an impeccably presented hallway into a beautifully lit and generously sized lounge that sits to the rear filled with sunlight from French doors that tempt you out into a south facing garden. A deep recessed cupboard supplies handy hidden storage without encroaching on the floor space, while the paved patio outside creates an easy flowing extension of the room.

Superbly styled, a gorgeous Shaker kitchen is fully fitted with exemplary Dove grey cabinetry paired with the warming balance of timber toned countertops. Integrated appliances include an oven, gas hob, fridge freezer and dishwasher and there's additional dedicated under counter space ready for you to add a washing machine. The u-shape layout is both stylish and practical for storage and workspace, and the open plan dining area adds to the sociable feel making it equally perfect for everyday meals, a relaxed afternoon tea break or evenings with friends. A contemporary cloakroom and extra hallway cupboard storage complete the ground floor.

Upstairs the smart white panel doors, carpeting and levels of presentation continue seamlessly throughout giving a wonderful measure cohesion to the entire house. Sitting peacefully to the rear the main bedroom is fitted with wardrobes and has the added privacy of a deluxe en suite shower room with fabulous ripple tiles. Its floating basin console and tall stainless steel ladder radiator, shaving point and flat flush plate all demonstrate an attention to the smallest of details. Two further bedrooms provide plenty of flexibility for a growing family and anyone working from home, and together they share a notably sized bathroom that complements the en suite. Arranged in a chic oversized tile setting, it includes a full-size bath with a glass screen and overhead shower.

Outside, the layout of this village home lets a low maintenance south facing garden play an integral part of your daily life. The French doors of the lounge connect seamlessly with a paved patio giving you every chance to filter in and out, effortlessly allowing it to become a part of your home. Ideally sized for everything from a morning coffee to al fresco drinks and barbeques, it adjoins an established lawn that gives children a chance to play while you recline and unwind in the sunshine. High fencing wraps-around, a timber shed keeps bikes and garden furniture stowed away when not in use, and there's plenty of chance to add flowerbeds or planters. A secure side gate leads to the two off-road parking spaces at the rear of the house.

