



20 Priory Avenue
, Northwich, CW9 8UA

£1,300 Per month



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Summary

Introducing this stunning detached property in Northwich - boasting a welcoming entrance hallway leading to a spacious living room with a centerpiece mantel. The open plan kitchen diner is complete with a range of wall and base units, a breakfast bar, and integrated appliances such as a washing machine, dishwasher, fridge freezer, cooker, and microwave. The patio doors lead out to the low-maintenance front and rear gardens, ideal for outdoor dining and relaxation.

The ground floor is finished with a convenient WC, while the first floor offers a master bedroom with ensuite and walk-in shower, two additional bedrooms, and a luxurious family bathroom with a corner bath.

This property is situated within walking distance to village amenities, with easy access to the A556 and Northwich Town Centre, making it the perfect blend of convenience and tranquillity. Families will appreciate being in the catchment area of the acclaimed County High School Leftwich, offering top-quality education.

The bustling high street of Northwich is just a stone's throw away, providing a mix of independent and national retailers, as well as a monthly Artisan Market for hand-crafted goods. The nearby Barons Quay development offers a state-of-the-art cinema, high street retailers, and various food and drink venues to explore.

For nature lovers, Marbury Park, Anderton Boat Lift, and Delamere Forest are all just a short drive away, providing opportunities for walking, cycling, and tree climbing adventures. Brio Leisure offers a nearby swimming facility for those looking to stay active year-round.

With everything from schools to shopping, dining, cinemas, and leisure facilities conveniently located nearby, this property is truly exceptional.

Davenham, Northwich

Situated within walking distance to village amenities and with

easy access to the A556 and Northwich Town Centre, this property offers the perfect blend of convenience and tranquillity.

Located in the catchment area of the acclaimed County High School Leftwich, this property is ideal for families seeking top-quality education for their children. The bustling high street of Northwich is just a stone's throw away, offering a unique mix of independent and national retailers, as well as a monthly Artisan Market where visitors can enjoy hand-crafted goods from local artisans of all ages.

The nearby Barons Quay development adds even more appeal to the area, with a state-of-the-art cinema, high street retailers, and a variety of food and drink venues to explore. Plus, with easy access to both Liverpool and Manchester International Airports, travel enthusiasts will appreciate the convenience of this location.

Nature lovers will adore the proximity to Marbury Park, Anderton Boat Lift, and Delamere Forest, where walking, cycling, and tree climbing adventures await just a short drive away. For those looking to stay active year-round, Brio Leisure offers a nearby swimming facility to enjoy.

With everything from schools to shopping, dining, cinemas, and leisure facilities conveniently located within walking distance or a short drive from the property, this is a truly exceptional place to call home. Don't miss out on the opportunity to view this property - schedule your viewing today!

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 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 Hallway

3'11" x 10'8" (1.20 x 3.26)

Living Room

12'2" x 15'8" (3.73 x 4.80)

Open Plan Kitchen / Dining

15'9" x 9'7" (4.81 x 2.94)

WC

2'7" x 4'11" (0.81 x 1.51)

Under Stair Storage

2'11" x 5'1" (0.90 x 1.57)

First Floor**Landing**

10'10" x 6'3" (3.31 x 1.91)

Master Bedroom

8'7" x 9'10" (2.63 x 3.00)

En-Suite

4'5" x 3'8" (1.37 x 1.13)

Bedroom Two

9'2" x 9'4" (2.80 x 2.87)

Bedroom Three

6'10" x 6'11" (2.09 x 2.11)

Family Bathroom

6'1" x 6'1" (1.869 x 1.87)

Externally**Detached Garage**

8'3" x 16'7" (2.53 x 5.08)

Driveway Parking**Front & Rear Garden****Energy Performance Rating**

Current Rating: D

Local Authority

Cheshire West & Chester Band D

Viewing

Strictly by appointment only. Call New Adventure Homes today!

Property to Sell or Let?

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



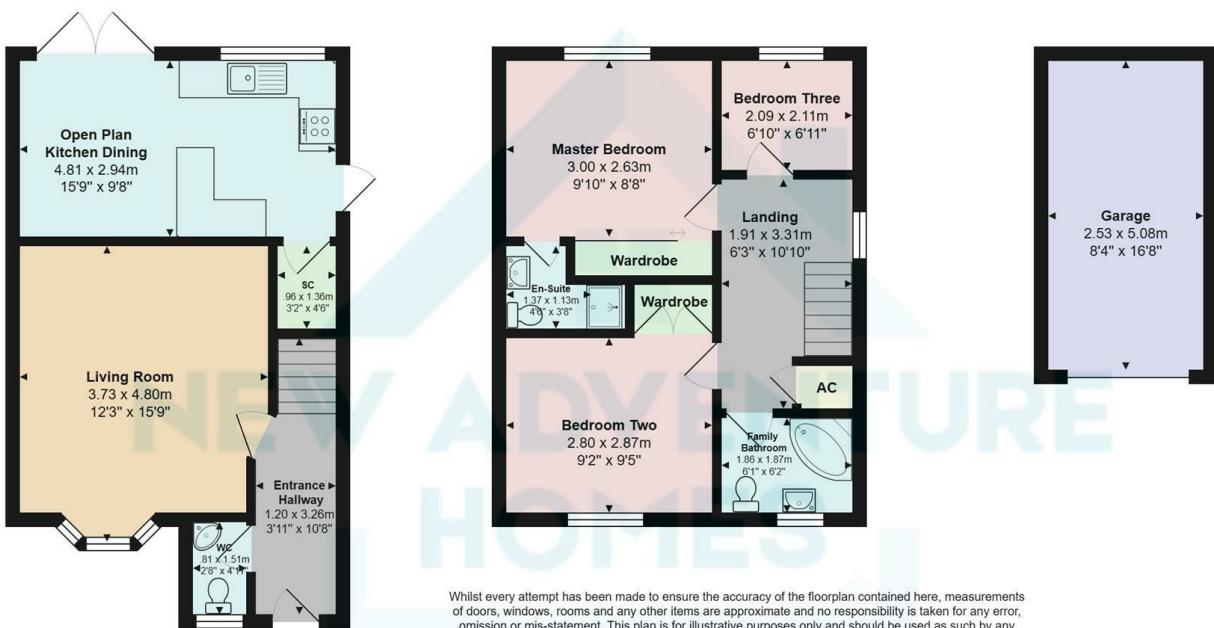
Hybrid Map



Terrain Map



Floor Plan



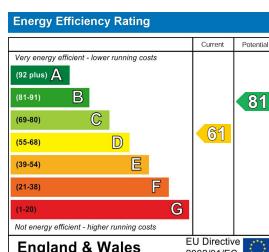
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

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



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