J LORD & CO
CW9 8UA
Cheshire
Leftwich
24 Priory Avenue

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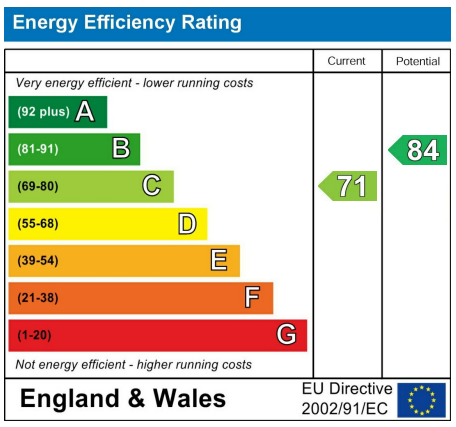
Offers Over
£350,000

24 Priory Avenue, Leftwich

Approximate Gross Internal Area:
967 sq.ft 90 sq.m

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.
Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.



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.

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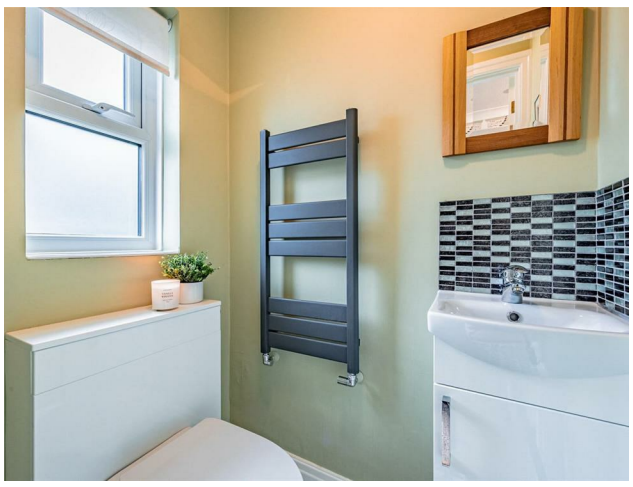
There's an ease to 24 Priory Avenue that becomes apparent the moment you arrive, the perfect example of a home that feels settled, cared for and ready for its next chapter. A substantial frontage sets the tone, with a generous
gravelled driveway providing extensive off-road parking alongside lawn and established hedging both practical, but also quietly impressive.

Step inside and the welcoming hallway, finished with solid oak flooring underfoot, offers that immediate sense of calm and order every family home needs. A ground floor cloakroom and additional storage cupboard sit neatly to one side, a small detail that make daily life run more smoothly.

To the front, the lounge enjoys the symmetry and softness of a box bay window, allowing natural light to move gently across the room throughout the day. Centered around a feature fireplace, it's a space that invites you to slow down; winter evenings by the fire, relaxed weekends with a book, or conversation that lingers a little longer. Comforting, and distinct from the open plan space beyond, it offers that balance between connection and retreat.

To the rear, the home opens into a beautifully considered kitchen and dining area; the natural heart of the house. Bespoke solid timber shaker-style cabinetry, integrated appliances and generous work surfaces are paired with a striking feature splash back. In the dining area of the kitchen there is also an impressive concertina-style storage pantry with a convenient breakfast area including power sockets for small appliances. The kitchen dining space is enhanced by bifold doors that open fully onto the patio, blurring the boundary between inside and out. In warmer months, the garden becomes an extension of the room; morning coffee outside, summer dinners that drift into the evening, children moving easily between spaces. A dedicated utility area is positioned discreetly to one side, keeping everyday tasks neatly out of view and a w/c completes the ground floor.

Upstairs, natural light filters through an elegant arched window on the landing; a subtle architectural feature that adds charm and brightness. The main bedroom benefits from a contemporary en-suite shower room, creating a private and practical retreat. Two further bedrooms provide flexibility for growing families, guests or working from home. The family bathroom has been stylishly updated in modern tiling, offering clean lines and everyday comfort.

Outside, the rear garden has been thoughtfully arranged with distinct areas of patio, lawn and low-maintenance gravel; manageable, usable and inviting.

Well placed for reputable schooling, including Leftwich High School, along with local amenities and convenient commuter links, this is a home that supports modern family life with quiet confidence.