



## 10 Alvanley Rise

, Northwich, CW9 8AY

£1,250 Per month



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## Summary

This stunning three-bedroom semi-detached property located in the desirable area of Leftwich is ideal for those growing families. This home boasts a porch leading through to a spacious dining room, a living room with patio doors opening out to the rear split level garden, and a fitted kitchen with rear access. The first floor features a landing area large enough for a study, two double bedrooms, and a versatile third bedroom that can be used for a variety of purposes.

Renovated just two years ago, this property showcases neutral decoration and wooden floors throughout, creating a modern and inviting space for you to call home. Outside, you'll find a driveway for multiple vehicles, an integral garage, and a beautifully landscaped garden with a patio area and mature trees along the borders.

## Leftwich, 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 tranquility.

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

### Porch

4'9" x 4'7" (1.47 x 1.40)

Tel: 07778 908724

### Dining Room

10'9" x 13'10" (3.28 x 4.23)

### Living Room

14'5" x 10'9" (4.41 x 3.29)

### Kitchen

7'8" x 10'7" (2.36 x 3.23)

### First Floor

### Landing

11'3" x 8'2" (3.45 x 2.50)

### Bedroom One

11'11" x 10'8" (3.65 x 3.26)

### Bedroom Two

10'8" x 10'7" (3.26 x 3.25)

### Bedroom Three

8'0" x 7'6" (2.46 x 2.29)

### Family Bathroom

8'0" x 6'2" (2.46 x 1.89)

### Externally

### Garage

7'11" x 15'9" (2.42 x 4.81)

### Front & Rear Gardens

### Energy Performance Rating

Current Rating: D

### 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



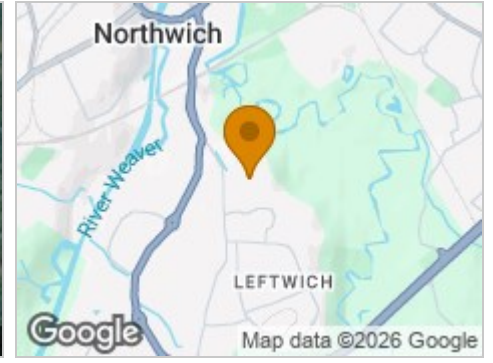
## Road Map



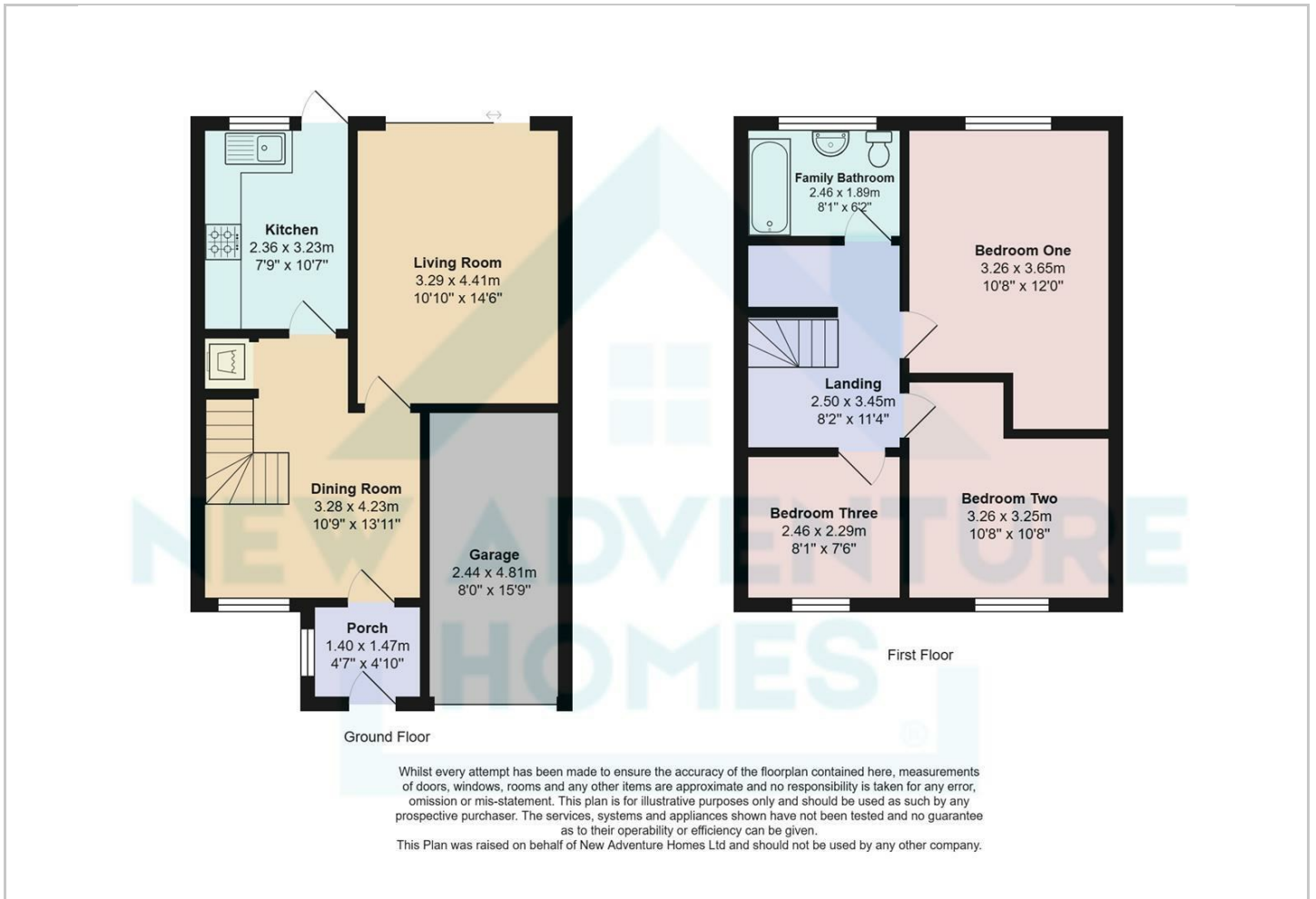
## Hybrid Map



## Terrain Map



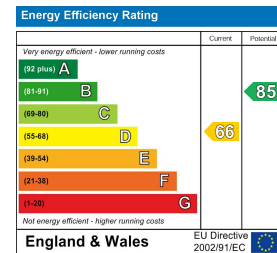
## Floor Plan



## 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



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