



7 Priory Avenue, Leftwich, Northwich, Cheshire, CW9 8UA

£325,000 – No onward chain

Offered for sale with no onward chain, this beautifully presented detached family home is ideally located for commuters and families alike. The accommodation begins with a welcoming entrance hall and flows into open-plan living at its finest, comprising a spacious lounge, modern kitchen and dining area, all leading seamlessly into the conservatory. A convenient ground floor WC completes the downstairs layout. To the first floor are three well-proportioned bedrooms, including an en-suite to the principal bedroom, along with a contemporary family bathroom. Externally, the property benefits from a driveway providing off-road parking, which leads to a detached garage. To the rear is a low-maintenance garden, ideal for relaxing or entertaining. Viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Accommodation

Entrance Hall:

Accessed via the double glazed front door, leading into this inviting entrance hall. Wall mounted radiator. Doors lead to the lounge and guest WC. Wood flooring and inset spot lighting.

Guest WC:

With a double glazed opaque window to front elevation. Fitted with a suite comprising pedestal hand wash basin and low level WC. Heated towel rail. Wooden floor.

Lounge: 12' 5" x 14' 4" (3.78m x 4.37m)

This truly is the hub of the home. A light and airy lounge which opens into the dining room and kitchen, providing a fantastic area for entertaining. With a double glazed window to front elevation. Wooden flooring, wall mounted radiator.

Kitchen: 15' 9" x 9' 7" (4.80m x 2.92m)

With a double glazed door to side elevation and patio doors which lead to the conservatory, a double glazed window to rear elevation. A stunning kitchen fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer. Integrated fridge freezer, dishwasher, washing machine, and stainless steel oven and grill with halogen four ring hob and extractor over. Wooden flooring and inset spot lighting.

Conservatory: 9' 8" x 9' 7" (2.95m x 2.92m)

Built on a dwarf wall with double glazed French doors which lead to the garden. Wooden flooring.

Landing:

With a double glazed window to side elevation. Loft access with pull down loft access. Cupboard housing combi boiler. Doors to all rooms.

Bedroom One: 8' 7" x 10' 2" (2.62m x 3.10m)

With a double glazed window to rear elevation. Triple wardrobes providing hanging and storage space. Wall mounted radiator and inset spot lighting.

En Suite:

Fitted with a suite comprising electric shower, hand wash basin and low level WC. Heated towel rail. Fully tiled walls. Inset spot lighting and extractor fan.

Bedroom Two: 9' 4" x 9' 2" (2.84m x 2.79m)

With a double glazed window to front elevation. Wall mounted radiator and built-in storage cupboard.

Bedroom Three: 7' x 7' (2.13m x 2.13m)

With a double glazed window to front elevation and wall mounted radiator.

Bathroom:

With a double glazed opaque window to front elevation. Fitted with a suite comprising paneled bath with shower over, hand wash basin with vanity unit below and low level WC. Heated towel rail. Fully tiled walls.

Externally:

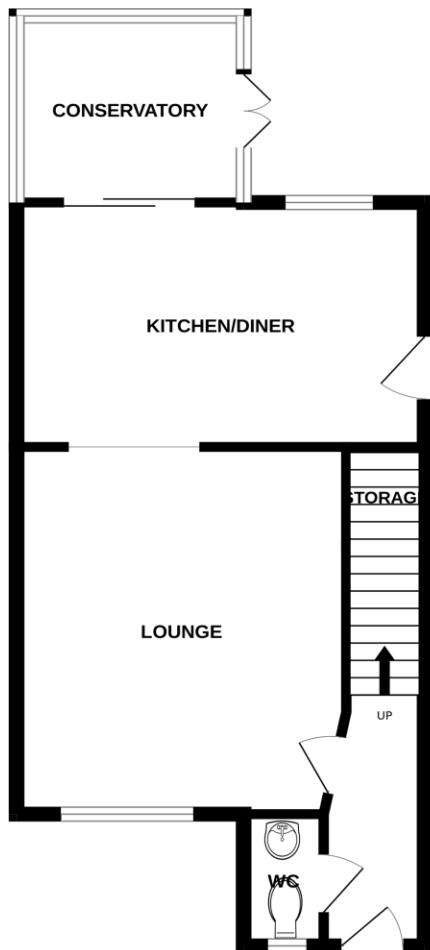
To the front of the property is a driveway providing ample off road parking and leads to the garage. The rear enclosed garden has artificial grass and is an ideal space for al-fresco dining, especially with Spring approaching.

Garage: 8'3 x 16'4

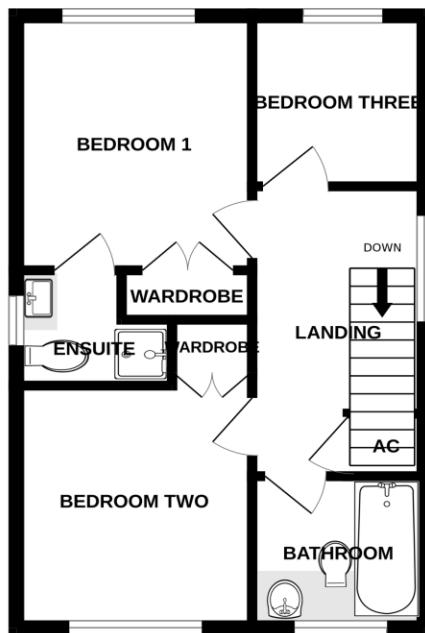
With an electric door, power and lighting.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative 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.
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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