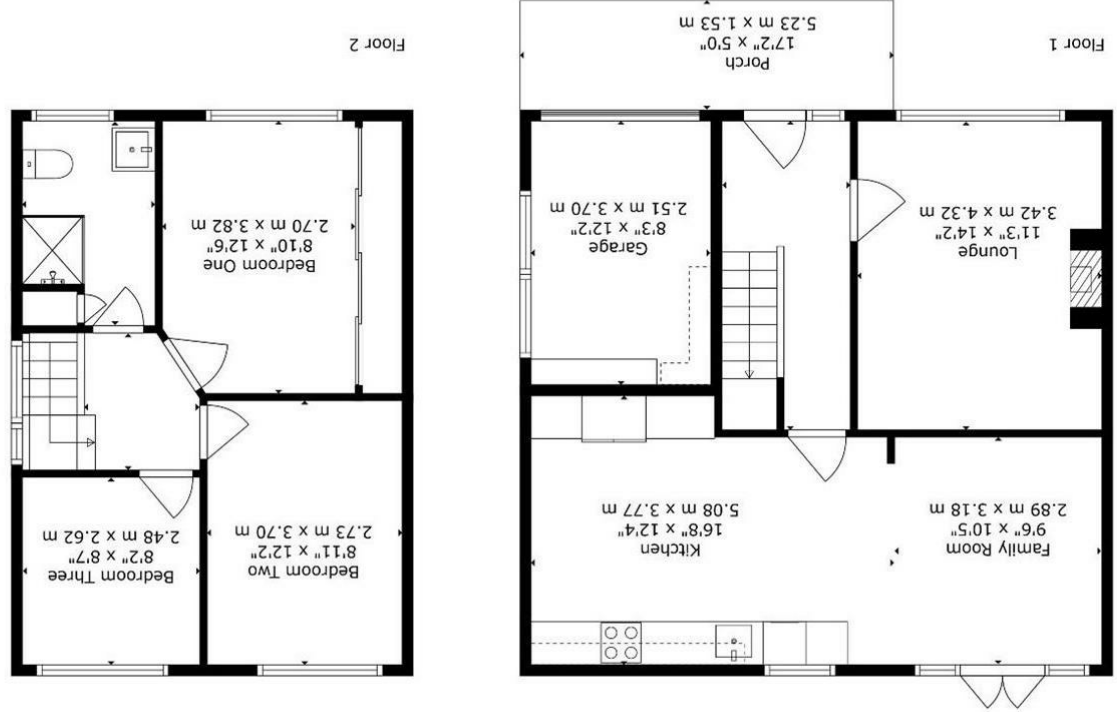
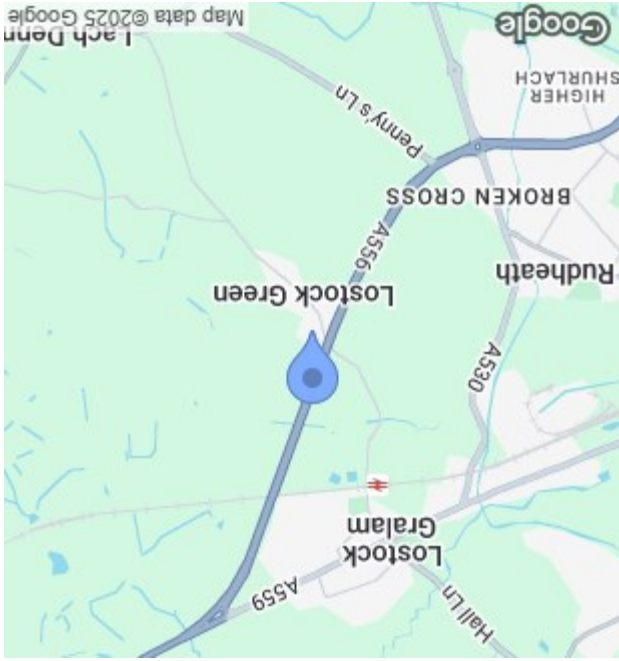
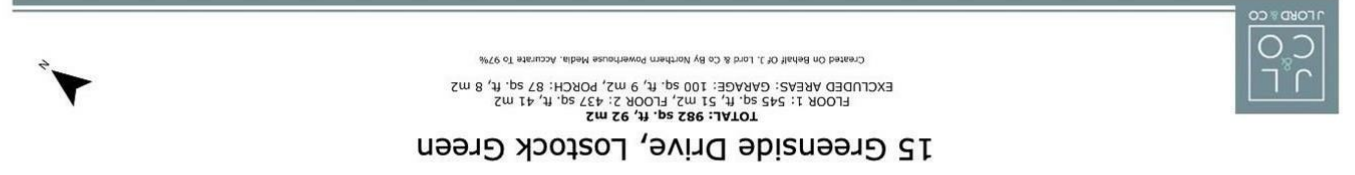


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
	B (69-80)
	C (55-68)
	D (39-54)
	E (21-38)
	F (1-20)
Not energy efficient - higher running costs	G
Current	59
Potential	83



15 Greenside Drive  
Lostock Green  
Cheshire  
CW9 7SR

- 3
- 1
- 2

Asking Price  
£325,000

Behind the covered doorway, you'll find a superb blend of herringbone floors, plush carpeting and tastefully chosen grey detailing flowing through an immaculate ground floor. Unfolding from an impressive hallway, a generous lounge achieves the fine balance of being both sophisticated and homely. Its dimensions create a fantastic place to relax and unwind in front of a wood burning stove that nestles in the fireplace on top of a slate tiled hearth.

Exploring further you'll discover a beautifully designed kitchen/dining/living room where French doors tempt you out onto spacious terracing to start the day with a peaceful morning coffee in the sunshine. Stretching out across the full width of the house, the open plan layout is equally ideal for day to day family life or evenings and weekends spent catching up with friends. The relaxed sitting room area looks out across the garden and whilst a duo of pendants illuminates the central dining space, a high sky lantern allows natural light into the excellently appointed kitchen. Fully fitted with the clean lines of handleless cabinets topped with quartz, this contemporary space has an array of integrated appliances that includes an oven, ceramic hob and dishwasher. A bank of full height cabinets includes an American-style fridge freezer, grey metro tiles complement a streamlined vertical column radiator, and the broad proportions mean that there's plenty of chance to add a central island.

Upstairs three exemplary bedrooms echo the outstanding levels of presentation, overlooking the greenery of the front garden a large main bedroom has an extensive wall of fitted mirror door wardrobes that reflect light around the room and provide versatile storage. The two additional rooms sit peacefully tucked away to rear, one second double bedroom and a well-proportioned single room which could easily become a home office or dressing room if preferred. Together they share a superior shower room, the contemporary suite includes a basin, w.c and a modern walk-in shower cubicle with glass screens and overhead waterfall shower.

Outside, at the front of this home a pretty garden with a vine covered wall and mature shrubs offers a colourful introduction. It sits to the side of a patterned landscaped driveway that together with an electric door garage provides the convenience of private off-road parking. A gated archway leads the way to the rear where a brilliantly large south-west facing garden offers something for everyone. The paved terrace and circular patios supply you with every chance to enjoy al fresco dining and sit in the sun, while a stepping stone path leads the way across the established lawn to a considerable double fronted solid wood garden room. Fully powered with its own fuse box, this enviable hideaway is fitted with a fabulous bar area that has space for a fridge and is somewhere that everyone will love to spend time in. The power supply gives you the option of having an electric fire and wall-hung TV, and feature rope lights add a charming finishing touch.

