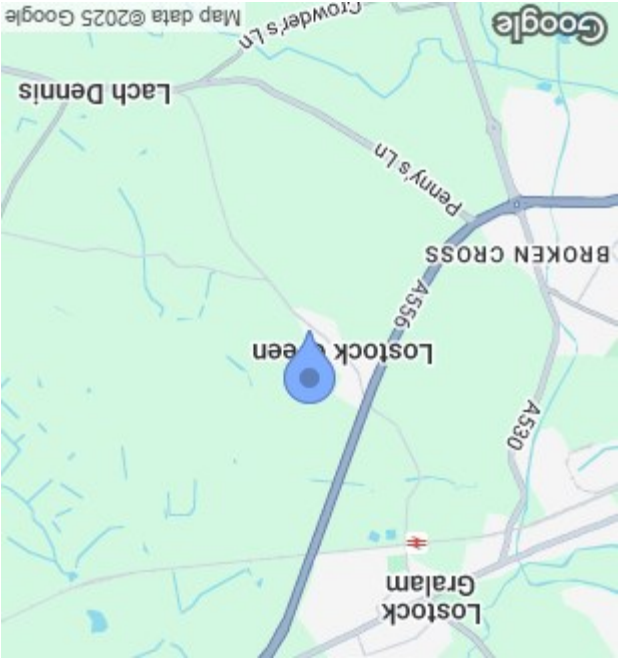




79 Birches Lane
Cheshire
CW9 7SN

- 6
- 3
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Asking Price
£475,000



MATCHING PEOPLE TO PROPERTY

01606 351133
www.jlordandco.com



79 Birches Lane, Lostock Green

Approximate Gross Internal Area:

2242 sq.ft 209 sq.m

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate 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.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Not energy efficient - higher running costs
		G (1-20)
		F (21-30)
		E (31-54)
		D (55-68)
		C (69-80)
		B (81-91)
Potential	79	A (92 plus)
		Very energy efficient - lower running costs

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79, Birches Lane Lostock Green, Cheshire, CW9 7SN

Sitting back from the grass verges of Birches Lane a gate sweeps open inviting you onto the property’s frontage which is framed by immaculately clipped hedging. Stretching out in front of you the double fronted façade of the house instantly hints at the sense of space within while the extended architecture blends seamlessly with the original design. Inside a wonderfully flowing layout unfolds to either side of a central entrance hall onto a choice of spaces in which to relax and spend time together. An impressively sized lounge with a feature bay window has the homely focal point of a fireplace as well as sliding patio doors to a conservatory that allows views of the gardens to be carried through. Explore further and you’ll find a versatile office room that provides a peaceful place to work from home. Across the hallway a magnificent open plan space incorporates a family room, dining area and kitchen and adjoins a generous snug that could easily become a playroom or gym if preferred. The family room and dining area generate a sociable feel equally suited for everyday life or evenings spent catching up with friends, while the brilliantly proportioned kitchen is fully fitted with grooved country cabinets. Housing a wide array of integrated appliances the broad wrap-around layout is filled with light from a superbly large window that lets the garden and countryside to add a picture perfect backdrop. A matching utility room with the quintessential charm of a split stable-style door keeps laundry appliances hidden from view and a stylish ground floor shower room is one of the many aspects that makes day to day life that little bit easier.

Upstairs a series of six bedrooms look out onto the surrounding greenery and give a cherished amount of flexible accommodation. Reaching out across the full depth of the first floor an extensive main bedroom generates its own wing of the house. Double aspect windows fill your gaze with glorious countryside vistas, a walk-in wardrobe has ample storage and a modern en suite features a corner shower and bidet. Two additional double bedrooms sit to the rear with more of those idyllic far-reaching views and together with two further double bedrooms each room offers the added benefit of fitted wardrobes. The final bedroom overlooking the front of the property is currently used as a study, and each of the bedrooms share a well-presented family bathroom.

Utterly tranquil, the expansive garden flows down to the greenery of a low-level hedgerow that delineates this outside space from the neighbouring fields without encroaching on your views of the landscape. A paved patio is ideal for everything from a morning coffee to al fresco meals and a path bordered by established large lawns entices you to take a stroll to the rear and sit in the sun and admire the surrounding countryside.

At the front of the property a prodigious gated driveway provides a cherished level of privacy and security, combining with a car port and garage to supply off-road parking to numerous vehicles.

