



**8 Sweet Water Court, Lostock Gralam, Northwich, Cheshire,
CW9 7FG
£500,000**

Situated within a quiet cul-de-sac, close to local amenities, proximity to Manchester Airport and excellent access to the A556, this well-presented detached family home offers spacious and versatile accommodation throughout. The ground floor features an inviting entrance hall, a generous lounge, a modern kitchen diner with utility room, guest WC, and a flexible fifth bedroom/study – perfect for home working or guests. Upstairs, the main bedroom benefits from a dressing area and en-suite, while three further bedrooms each offer well-proportioned space, with two additional en-suites and a family bathroom completing the accommodation. Externally, the property enjoys a double garage, ample off-road parking, and a private enclosed rear garden, ideal for families and outdoor entertaining.

Accommodation

The location is fantastic for commuters being situated close to the A556 allowing easy access to Northwich, Manchester, Chester and motorway links. Also within walking distance, treat yourself to a coffee at Costa. There are also places to eat at the local pub and Turkish restaurant and the local Co op is situated just around the corner.

ENTRANCE HALL

Accessed via the entrance door into the welcoming entrance hall. With laminate flooring, wall mounted radiator, useful storage cupboard, doors lead to the lounge, kitchen diner, study/bedroom five and stairs rise to the first floor.

LOUNGE 14' 3" x 13' 9" (4.35m x 4.20m)

A light and airy lounge with a double glazed window to the front elevation and wall mounted radiator. Feature acoustic panelling with inset fire, inset spot lighting and a door leads to the dining area.

KITCHEN/DINER/FAMILY ROOM 27' 7" x 8' 9" (8.43m x 2.68m)

With double glazed windows to the rear elevation and double glazed French doors which lead to the garden. Fitted with a range of base, wall units and a tallboy providing storage. Granite worksurface over incorporating a sink unit and mixer tap. Integrated double oven, 5 ring gas with extraction over. Integrated dishwasher and fridge freezer. Space for table and chairs, wall mounted radiator and a door leads to the utility room.

UTILITY ROOM

With a door to the side elevation, wall mounted radiator, cupboard housing boiler, space and plumbing for washing machine.

BEDROOM FIVE/STUDY 7' 11" x 6' 11" (2.42m x 2.12m)

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

GUEST WC

Fitted with a low level WC, hand wash basin, extraction and wall mounted radiator.

LANDING

With a double glazed window to the side elevation, loft access with pull down ladder which leads to the boarded loft (with lifetime guarantee)

BEDROOM ONE 25' 7" x 15' 8" (7.80m x 4.80m)

With double glazed windows to the front elevation, ample wardrobe space providing hanging and storage space, wall mounted radiator and a dressing area.

EN-SUITE

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Part tiled walls and flooring, wall mounted radiator.

BEDROOM TWO 17' 7" x 14' 2" (5.37m x 4.34m)

With a double glazed window to the rear elevation, wall mounted radiator and wardrobes providing hanging and storage space, a door leads to the en-suite.

EN-SUITE

Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Part tiled walls and flooring, wall mounted radiator.

BEDROOM THREE 17' 7" x 10' 7" (5.36m x 3.24m)

With a double glazed window to the front elevation, wall mounted radiator and a door leads to the en-suite.

EN-SUITE

Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Part tiled walls and flooring, wall mounted radiator.

BEDROOM FOUR 11' 8" x 8' 4" (3.57m x 2.56m)

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

FAMILY BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath. Part tiled walls, wall mounted radiator and extraction.

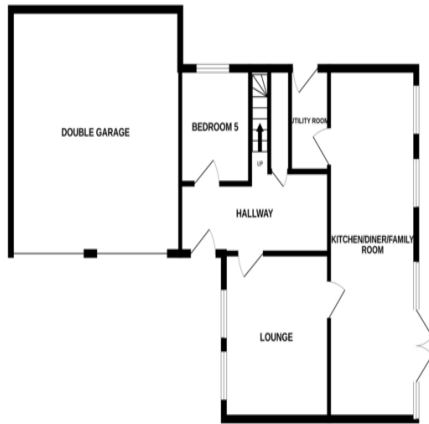
EXTERNALLY To the front is a driveway providing off road parking and leads to the double garage. Side access to the rear garden. The rear garden is larger than average and is mainly laid to lawn and patio area.

GARAGE 17' 1" x 16' 08" (5.21m x 5.08m)

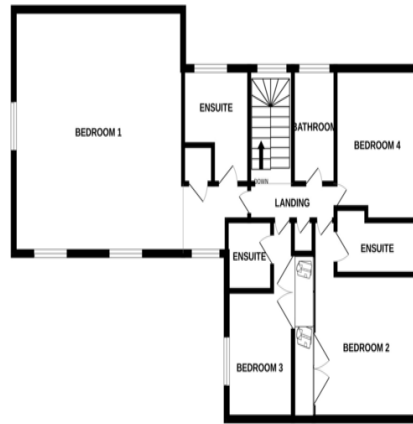
With two up and over doors and power and lighting.



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 any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
Made with Metropix ©2025

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.