



Wells Avenue | Lostock Gralam | CW9 7XR

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- A well appointed 3 bed 2 bath detached
- Superb open plan dining kitchen
- Garage and good sized rear garden
- Easy link to A556 and railway station

To be sold with NO FORWARD CHAIN, this is an attractive modern detached property with bay front enjoying the benefits of a garage, driveway and a good size fully enclosed garden at the rear with patio.

Having gas central heating and PVCu double glazing, the well presented accommodation comprises entrance hall, lounge, open plan dining kitchen fitted with a range of integrated appliances and with double doors

opening to the garden. To the first floor there is master bedroom with en suite shower room, notably two further double bedrooms and main bathroom. All bedrooms benefit from fitted wardrobes.



The property is well situated being set back from roadside in a small de sac, part of a much favoured development. Geographically the house stands between the 2 towns of Northwich 3 miles and Knutsford 5 miles which both offer excellent shopping and leisure faculties. Knutsford is well known for its many restaurants and Tatton Park which belongs to the National Trust. There are schools for both age groups in the immediate area rated good/outstanding. For commuting purposes Lostock Gralam railway station is just a 10 minute walk and is part of the Manchester to Chester line, the M6 motorway is just 3.5 miles and Manchester Airport is 14 miles via the M56. There is easy access to several local beauty spots in the area including Marbury Country Park 5 miles, Anderton Nature Reserve 6 miles, Whitegate Way 9 miles and Delamere Forest 11 miles.

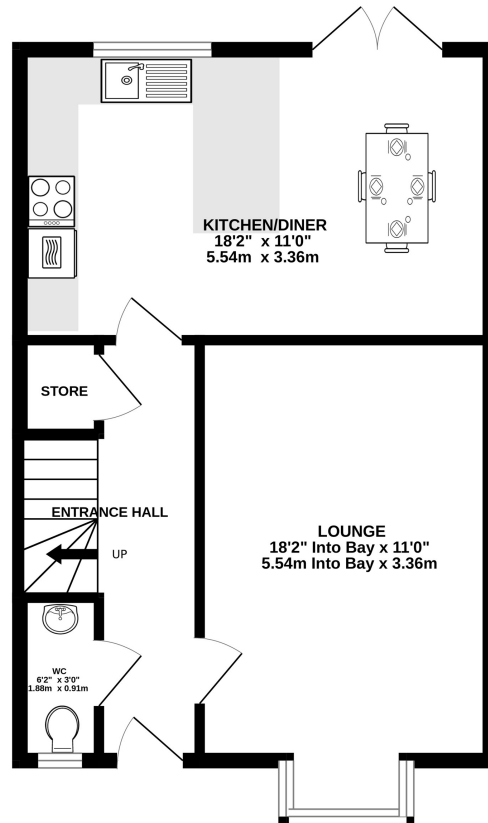
SERVICES : Mains water, gas, electricity and drainage. **TENURE.** The property is Leasehold which is on a perpetual lease of 999 years from August 1st 2014, **NOTE -** None of the services and fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West & Chester Tax Band D - Energy Efficiency Rating Band B



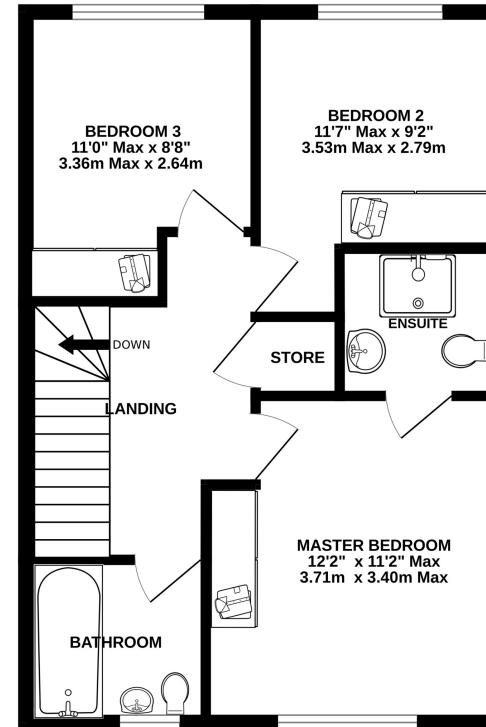
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
491 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



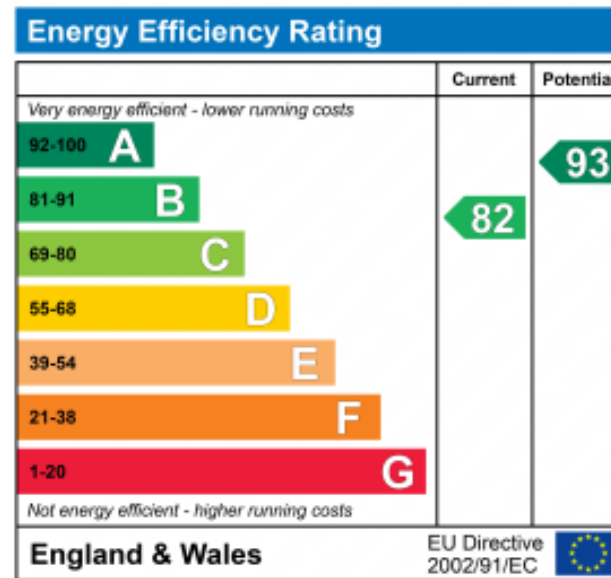
TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

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 ©2024

Important Information

- Council Tax Band: D
- Tenure: Leasehold
- Years Remaining on the Lease : 989 Years

EPC Rating



10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.