



Harris Road | Lostock Gralam | CW9 7PF

EDWARD
mellor



Features

- An extended 3/4 bed detached house
- With 2 fantastic open plan spaces
- Garage conversion provides great flexibility
- Large mature plot with ample off road parking
- On a sought after and established development

An outstanding detached home which has been sympathetically extended to provide spacious and versatile accommodation being beautifully appointed throughout. With gas central heating having an annually serviced combi boiler and PVCu double glazing. Also with a new tiled roof in the summer 2023 which includes new fascias and soffits. With entrance

porch through to an impressive open plan living space with the focal point of a multi fuel stove and bi-fold doors to rear garden, inner hall gives access to a reception room/4th bedroom, shower room, utility space and a stunning and generous open plan fitted kitchen with dining area having a range of integrated appliances, kardean flooring and quartz work surfaces.

There are also 2 sets of double opening doors into the garden. To the first floor there are three bedrooms and an upgraded shower room.. Outside there is an excellent driveway and the rear garden is of a great family size and with an attractive covered pergola area perfect for alfresco dining.



The property occupies an excellent position at the end of a no through road and forms part of a well established and very popular location within walking distance of a primary school, community centre with playing fields, church and convenience store, This is a perfect commuter base as the A556 bypass is a one minute drive leading to the M6 motorway 3 miles away connecting to many major commercial centres throughout the north-west including Manchester Airport, Manchester, Liverpool, Chester and Warrington. Lostock Gralam has its own railway station which is part of the Manchester to Chester line. Geographically the house stands between the towns of Knutsford and Northwich which both offer comprehensive shopping and leisure facilities.

SERVICES : All main services are connected. **TENURE :** The property is Freehold and free from chief rent. **NOTE :** None of the services of fittings have been tested. Buyers are advised to obtain their own independent reports.

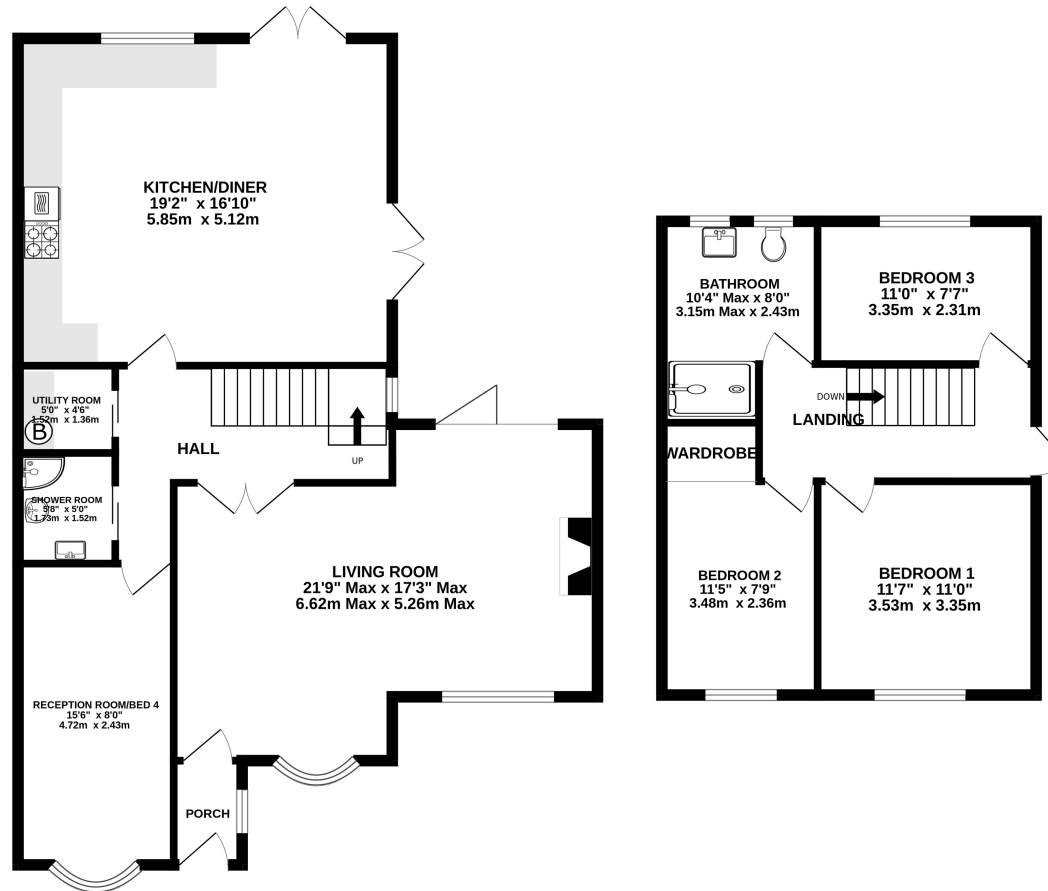
ASSESSMENTS : Cheshire West and Chester Tax Band D - Energy Efficiency Rating Band C

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.



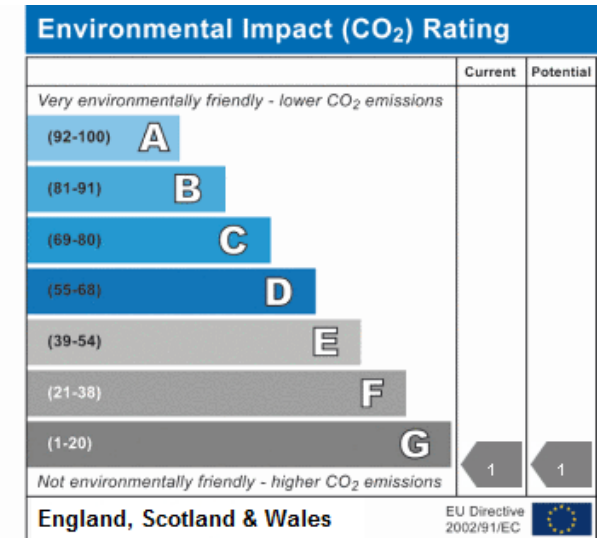
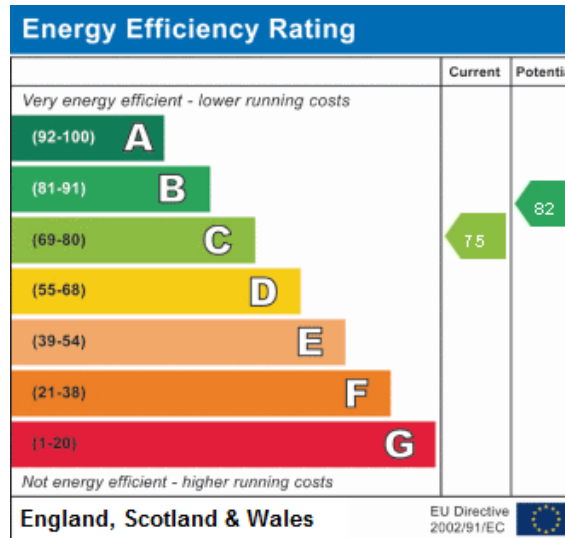
TOTAL FLOOR AREA: 1386 sq.ft. (128.7 sq.m.) approx.

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.
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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating



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