



Wells Avenue Lostock Gralam | Northwich | CW9 7XR

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- A 4 bed, 2 bath detached family house
- Impressive 23ft fitted kitchen/diner
- Garage, 2 car drive and rear garden
- Only 3.5 miles to the M6 motorway

WITH NO CHAIN. Built in 2017, this is a well presented detached family property with many attractive benefits. Outside there is a garage together with an excellent 2 car driveway and good size fully enclosed rear garden. The

interior with gas central heating and PVCu double glazing starts with an entrance hall with internal access to the garage, cloakroom, lounge with double doors through to a superb 23ft open plan fitted kitchen with an

integrated range of appliances, and utility room. To the first floor there is a spacious master bedroom with en suite shower room, three further bedrooms and family bathroom.



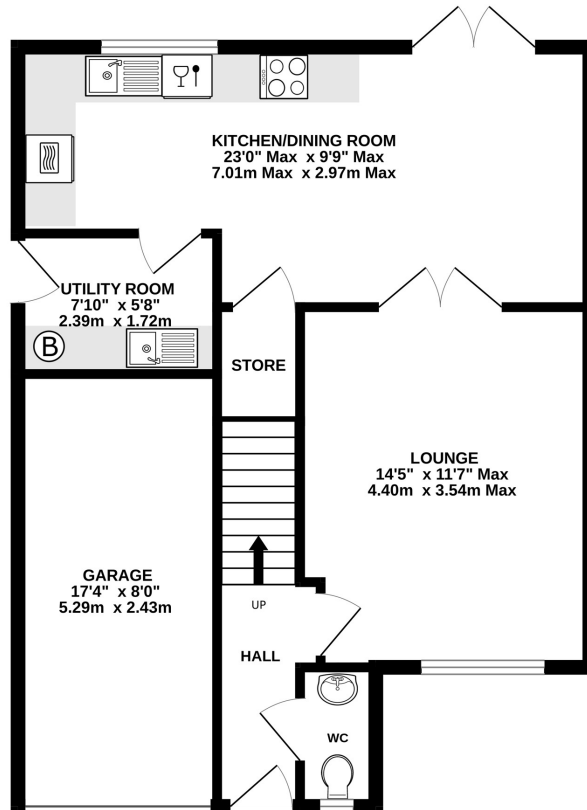
The property is well situated on a much favoured development. Geographically the house stands between the 2 towns of Northwich 3 miles and Knutsford 5 miles which both offer excellent shopping and leisure faculties. Knutsford is well known for its many restaurants and Tatton Park which belongs to the 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

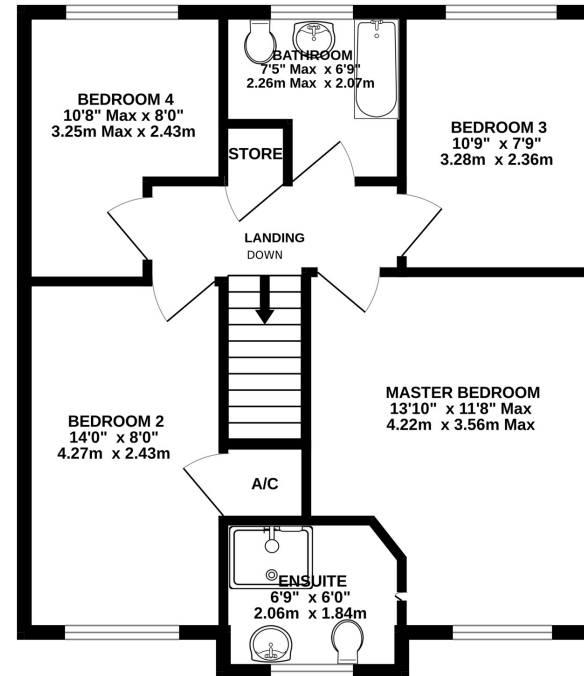
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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.

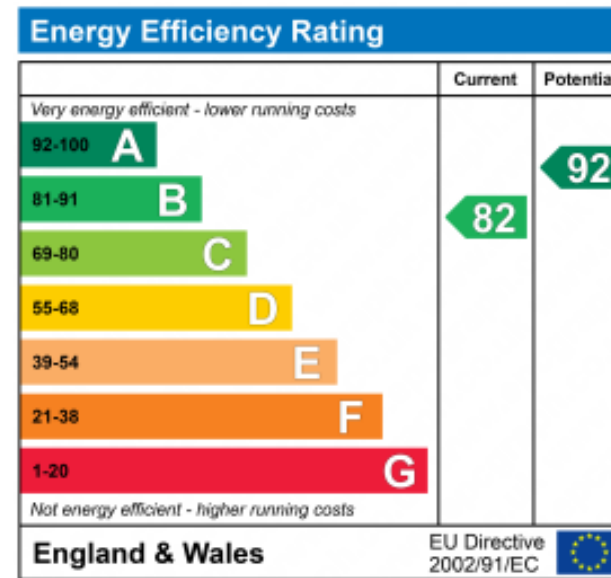
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Important Information

- Council Tax Band: D
- Tenure: Leasehold
- Years Remaining on the Lease : 989 Years
- Annual Ground Rent: £200

- Annual Service Charge: £146

EPC Rating



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