



School Lane | Lostock Gralam | CW9 7PT

EDWARD
mellor



Features

- A charming 3 bed character cottage
- Beautifully presented throughout
- Attractive kitchen and bathroom upgrade
- Private driveway and south facing garden
- Much favoured road near to school

A charming and beautifully presented extended character cottage with its own driveway and a secluded south facing garden. All superbly landscaped having a useful brick store with power13ft x 7ft giving excellent storage or workshop potential. Inside a

welcoming entrance hall leads to an upgraded bathroom with shower, fitted kitchen with integrated oven and hob, porch /utility space and an inviting lounge perfect for relaxation. Upstairs the master bedroom has fitted wardrobes, two more bedrooms or one

as a work from home space/guest room. With PVCu double glazing and gas central heating with recently installed boiler ensuring comfort and efficiency.

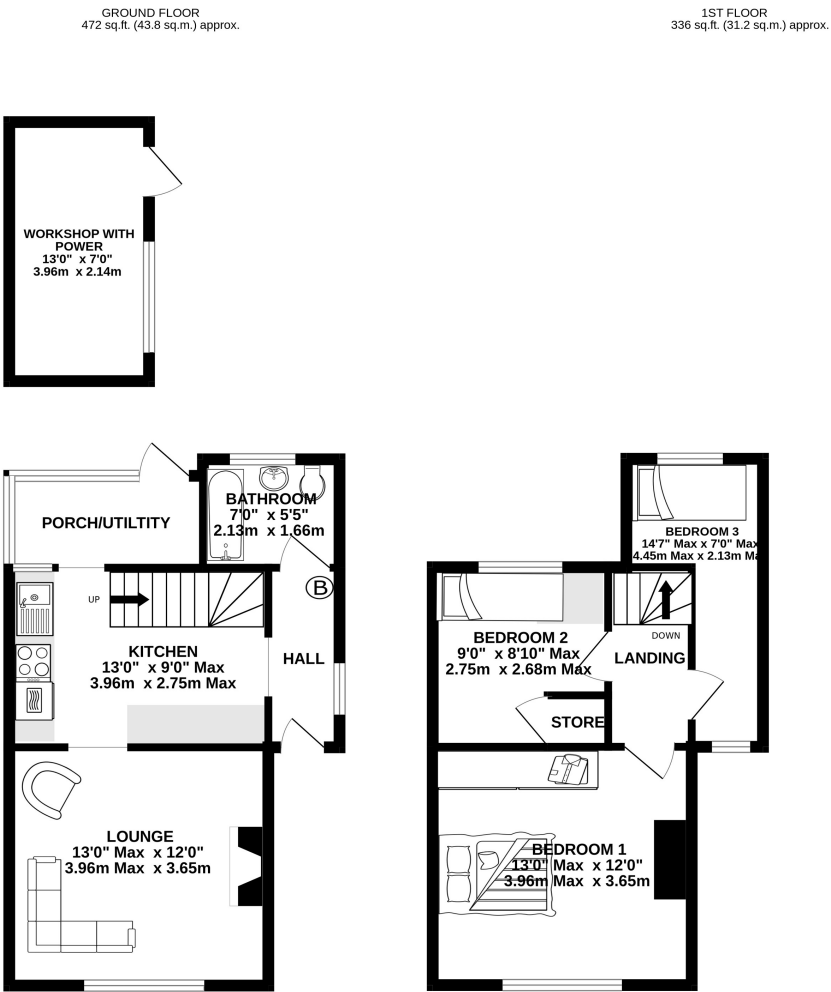


The house commands a fine and fully established position within the village of Lostock Gralam. Local amenities within walking distance include a convenience store and primary school just yards away. The area is well placed for the towns of Northwich and Knutsford, both of which offer comprehensive shopping and leisure facilities. For commuting there is easy access to the A556 and M6 motorway connecting to many major commercial centres such as Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Lostock Gralam also has its own railway station which is part of the Manchester to Chester line.

SERVICES : Mains water gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band B - Energy Performance Rating Band D

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.

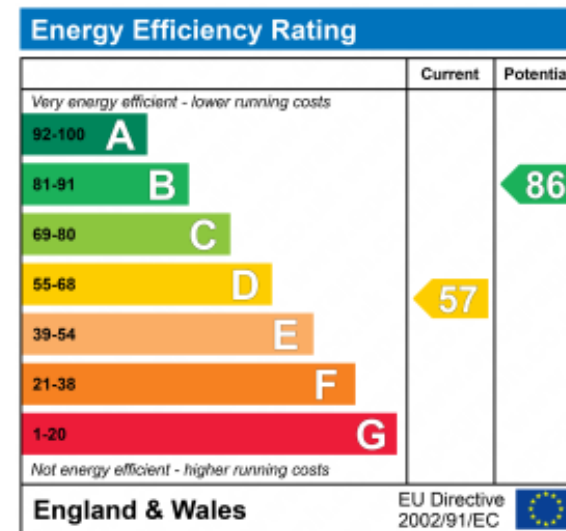
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Important Information

- Council Tax Band: B
- Tenure: Freehold

EPC Rating



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