



Manchester Road | Lostock Gralam | CW9 7PY

EDWARD
mellor



Features

- Rare opportunity with endless potential
- Large commercial semi detached property
- A local newsagents/convenience shop
- Residential use feasible subject to consent
- Large breakfast kitchen & 5 bedrooms

A UNIQUE INVESTMENT OPPORTUNITY AND WITH EXCELLENT POTENTIAL FOR RESIDENTIAL USE SUBJECT TO CONSENT. Built in 1908 and steeped in local history, this spacious Edwardian property has served the community as a business for well over

a century. Perfect for those with vision, the commercial legacy can continue or with consent, it can be transformed into a distinctive period house. The versatile layout of the building (refer to floor plan) in summary comprises shop front giving access to an inner hall, living room, generous breakfast

kitchen, utility room, store/reception room, rear porch and cloakroom. Upstairs there are 5 bedrooms and bathroom. Outside there is a garage to rear plus extra parking for 2 vehicles and with an enclosed garden space.



The property commands a long established position within easy reach of Northwich town centre and all its amenities which include an excellent range of shops, leisure centre, picturesque marina and a number of bars and restaurants. Closer still is a retail park and Northwich railway station which is on the Manchester to Chester line. This is a perfect commuter base as the M6 motorway is just 3 miles away and connects to many major commercial centres throughout the north-west. In contrast there is easy access to delightful open countryside and 5 minutes drive is a nature reserve known as Neumanns Flash which connects to Anderton and Marbury Country Parks. Around 5 miles away is the historic town of Knutsford with Tatton Park part of the National Trust.

SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold and free from chief rent. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - D - Energy Efficiency Rating - E TO VIEW By appointment.



FLOOR LAYOUT

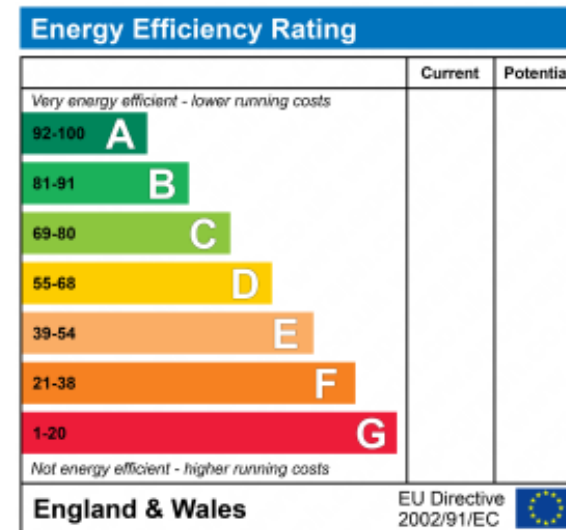
Not to Scale - For Identification Purposes Only



Important Information

- Council Tax Band: D
- Tenure: Freehold

EPC Rating



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