



Wells Avenue | Lostock Gralam | CW9 7XR

EDWARD
mellor



Features

- Stylish Modern Detached Gem - NO CHAIN
- First Time On The Market
- Beautifully Presented Throughout
- Three Bedrooms And Two Bathrooms
- Generous Plot With Garage And Gardens

WITH NO CHAIN - A fantastic opportunity to secure a contemporary and superbly appointed home in a sought after setting. Built just 10 years ago and now available for the first time. Set on an impressive plot with an excellent garage 17ft6 x 8ft6 and driveway together with a pretty fully

enclosed landscaped garden. Notably there is an extra garden area which has planning consent for additional parking. The interior is in pristine condition throughout and includes gas central heating with annually serviced boiler and PVCu double glazing. Welcoming entrance hall with

cloakroom, spacious lounge, and a bright fitted kitchen/diner with utility room all ideal for family life and entertaining. Upstairs with a master bedroom having fitted wardrobes and en suite, two further bedrooms and bathroom.



The property is beautifully situated and is part of a much favoured and fully established development. Perfect for commuting, Lostock Gralam railway station is just a 10 minute walk and is part of the Manchester to Chester line while the M6 motorway is only 3.5 miles and Manchester Airport is 14 miles via the M56. This location lies between the 2 towns of Northwich 3 miles and Knutsford 5 miles which both offer excellent shopping and leisure facilities. 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 area rated good/outstanding. 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.

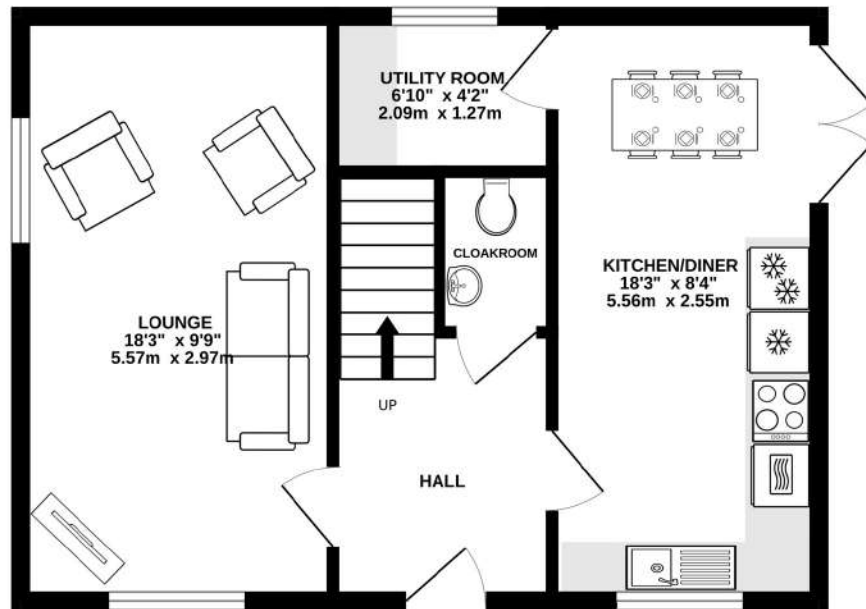
SERVICES : All main services connected. **TENURE.** Leasehold on a perpetual lease of 999 years from August 1st 2014. **SERVICE CHARGE** £168.93 per annum. **GROUND RENT:** £200 per annum. **NOTE -** None of the services and fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West & Chester Tax Band D - Energy Efficiency Rating Band B



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



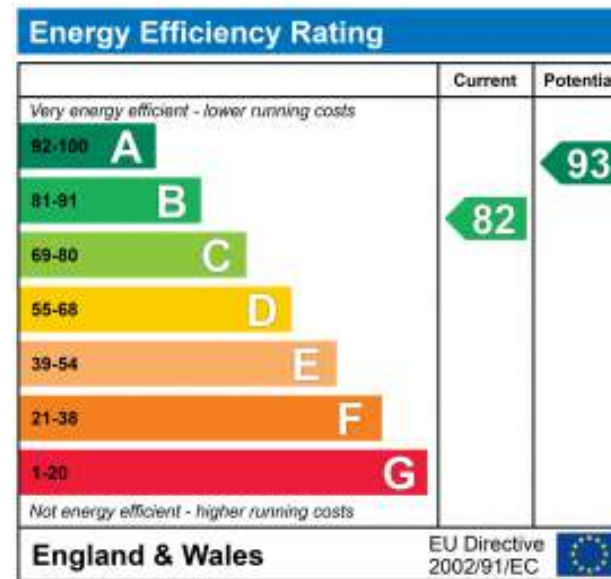
TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

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 : 988 Years
- Annual Ground Rent: £200

EPC Rating



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