



VINCENT JAMES  
ESTATE AGENTS

1 FITTON STREET, LOSTOCK  
GRALAM,  
NORTHWICH, CW9 7PW  
£157,000



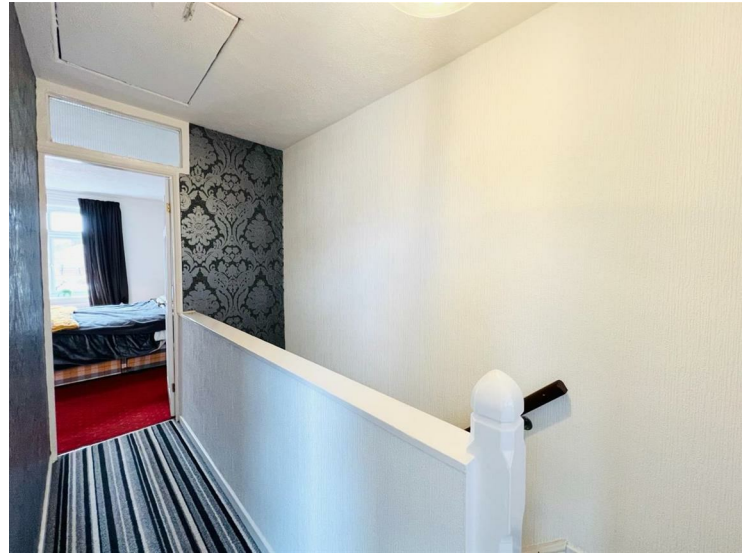
VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this END TERRACED property located in Lostock Gralam. The accommodation includes Lounge Diner & Kitchen to the ground floor and TWO BEDROOMS and bathroom to the first floor. Externally there is an ENCLOSED REAR YARD. \*\*\*NO CHAIN\*\*\*

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## Lounge Diner

24'1 x 10'8

Double glazed window to front and rear elevations. Two radiators. Feature fireplace. Storage cupboard. Staircase leading to first floor.



## Master Bedroom

12'6 x 13'8

Double glazed window to front elevation. Radiator.

## Kitchen

10'8 x 5'5

Fitted with a range of wall, drawer and base units with worksurfaces above. Double glazed window to side elevation. Access door to rear. Integrated Fridge Freezer, Oven with 4 ring hob and extractor above. Space for washing machine. Inset sink. Part tiled walls.



## Landing

Access to loft. Access to all bedrooms and bathroom.

## Bedroom Two

11'1 x 8'3

Double glazed window to rear. Radiator.



### Bathroom

Low level WC. Hand wash basin. Panelled bath with overhead shower. Double glazed frosted window to side elevation. Storage cupboard. Radiator.



### Externally - Front

Lawned garden with paved walkway.

### Externally - Rear

Paved with fencing. Gated side access.



### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: A

### Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.



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## FLOORPLAN COMING SOON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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