



# 6 SCHOOL LANE, LOSTOCK GRALAM, NORTHWICH CW9 7PT £200,000



Vincent James Estate Agents are delighted to present this charming two-bedroomed cottage situated on School Lane in the village of Lostock Gralam, Northwich. This delightful property offers a perfect blend of character and modern living, making it an ideal home for individuals or small families.

Upon entering, you are welcomed by a quaint porch that leads into a spacious lounge, perfect for relaxation and entertaining. The ground floor also features a well-appointed bathroom, a utility area, and a kitchen that is both functional and inviting. The first floor boasts two comfortable bedrooms, providing ample space for rest and privacy. Additionally, the property benefits from a boarded loft with a convenient drop-down ladder, offering extra storage or potential for further development.

Externally, the cottage is complemented by off-road parking for one vehicle at the front, ensuring ease of access. The well-proportioned rear garden is a delightful outdoor space, ideal for gardening enthusiasts or those who enjoy al fresco dining. A unique feature of this property is the one-bedroomed annexe located in the garden, which could serve as a guest suite, home office, or rental opportunity.

This cottage is not just a home; it is a lifestyle choice in a tranquil setting, close to local amenities and transport links. We invite you to call us now to arrange a viewing and experience the charm of this lovely property for yourself.

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### Entrance Porch

Accessed via front entrance door. Radiator. Double glazed window to the side elevation. Door to Lounge.

### Lounge



Double glazed window to the front elevation. Radiator. Tiled floor. Opening to Dining Room.

### Rear Hallway



With Utility Space and access to the Kitchen, Bathroom and there is a staircase leading upstairs

### Kitchen



Fitted with a range of wall, drawer and base units with worksurfaces above. Doors to the rear garden.

### Bathroom



WC, hand wash basin, panelled bathtub with overhead shower.

### Master Bedroom



Double glazed window to the front elevation. Radiator.

### Bedroom Two



Double glazed window. Storage cupboard.

## Externally - Front



Off road parking.

## Externally - Rear



Fabulous design within the garden. Stoned pathway leading to lawned garden containing storage shed and annexe.

## Annexe



Wooden built annexe with decked area to the front elevation and patio heater. Internally there is an open plan Lounge / Kitchen, Bedroom and Shower Room.

## 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: B

## AML & Financial Qualification

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. Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



6 School Lane, Lostock

#### DETAILS

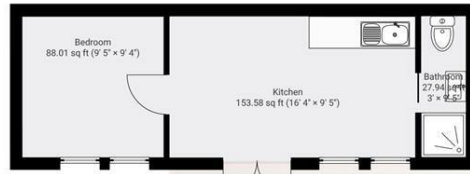
Total area: 891.11 sq ft  
Living area: 891.11 sq ft  
Floors: 2  
Rooms: 13

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0' 4' 8' 12' 1:103

#### ▼ Ground Floor

TOTAL AREA: 637.75 sq ft • LIVING AREA: 637.75 sq ft • ROOMS: 8



#### ▼ 1st Floor

TOTAL AREA: 253.36 sq ft • LIVING AREA: 253.36 sq ft • ROOMS: 5



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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