

MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

www.wrightmarshall.co.uk
 Knutsford@wrightmarshall.co.uk
 T. 01565 621624

Total area: approx. 0.0 sq. metres (0.0 sq. feet)



£275,000



**63 HARRIS ROAD
 LOSTOCK GRALAM
 NORTHWICH
 CW9 7PE**

3 **1** **2** **C**
COUNCIL TAX BAND: C



This charming three-bedroom semi-detached home presents a fantastic opportunity for families and buy-to-let investors. Situated on a quiet, sought-after road, the property boasts excellent transport links, with easy access to the A556, Northwich, and Knutsford.

Description

Set over two well-proportioned floors, the property offers spacious living throughout. A double driveway, providing parking for multiple vehicles, leads up to the entrance. Upon entering, you're welcomed by a bright vestibule that opens into a generously sized open-plan lounge and dining area, creating a perfect space for relaxation and entertaining. The modern, fully fitted kitchen flows seamlessly from this area, offering both style and functionality.

The former garage has been thoughtfully converted into a versatile space, perfect for use as a cinema room, office, or playroom, with fitted storage — ideal for families or home working. If preferred, this space can easily be reverted back into a garage.

Upstairs, you'll find three well-sized bedrooms, including two genuine doubles and a comfortably sized single. The bedrooms are serviced by a white two-piece bathroom suite, with a separate W.C. for added convenience.

Externally, the rear garden has been designed for low maintenance, featuring an artificial lawn and a large patio area — perfect for outdoor dining and entertaining.

Conveniently located close to a range of local amenities, including shops, schools, and recreational areas, this property combines modern living with practical convenience, making it an ideal choice for families, professionals, or investors.

Porch

Lounge/Dining Room

24'09" into 15'09" x 11'09" into 9'00"

Kitchen

9'10" x 8'05"

Playroom

Master Bedroom

1'09" x 10'07"

Bedroom Two

11'09" x 8'09"

Bedroom Three

8'04" x 8'04" into 4'03"

Bathroom