



**Wells Avenue, Lostock Gralam Northwich CW9 7XR**

**welcome to**

**Wells Avenue, Lostock Gralam Northwich**

BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER LOSTOCK LOCATION WITH NO UPWARD CHAIN!



### **Entrance Hall**

Door to front aspect, stairs to first floor and radiator

### **Downstairs Wc**

Low level WC, hand wash basin and double glazed frosted window to front aspect

### **Lounge**

14' 4" x 11' 6" ( 4.37m x 3.51m )

Double glazed window to front aspect, double doors leading to kitchen/ diner and radiator

### **Kitchen / Diner**

23' 7" x 9' 8" max ( 7.19m x 2.95m max )

Range of fitted wall and base units with contrasting work surfaces over, integrated fridge/ freezer, dishwasher, electric hob and double oven. Sink and drainer unit, double doors leading to rear garden and additional double glazed window

### **Utility Room**

Space for washing machine and tumble dryer, sink and drainer units and door leading to side aspect

### **Bedroom One**

13' 8" x 11' 6" ( 4.17m x 3.51m )

Double glazed window to front aspect and radiator

### **En Suite**

Shower cubicle, low level WC, hand wash basin, radiator and double glazed frosted window to front aspect

### **Bedroom Two**

13' 6" x 8' 1" ( 4.11m x 2.46m )

Double glazed window to front aspect and radiator

### **Bedroom Four**

10' 7" x 7' 6" ( 3.23m x 2.29m )

Double glazed window to rear aspect and radiator

### **Bathroom**

Bath with shower over, low level WC, hand wash basin, radiator and double glazed frosted window to rear aspect

### **Bedroom Three**

10' 7" x 7' 7" ( 3.23m x 2.31m )

Double glazed window to rear aspect and radiator

### **External**

Garage with power, light and up and over door. Additional driveway parking for two vehicles. Private rear garden which is mainly laid to lawn with shrub borders, patio seating area and gated access



**view this property online** [swetenhams.co.uk/Property/NRT107431](http://swetenhams.co.uk/Property/NRT107431)



welcome to

## Wells Avenue, Lostock Gralam Northwich

- Four Bedroom Detached Property
- Contemporary Open Plan Kitchen / Diner
- Highly Sought After Development
- No Upward Chain
- Council Tax Band D

Tenure: Leasehold EPC Rating: B

guide price

**£350,000**



**view this property online** [swetenhams.co.uk/Property/NRT107431](https://swetenhams.co.uk/Property/NRT107431)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
NRT107431 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
swetenhams



**01606 43937**



[northwich@swetenhams.co.uk](mailto:northwich@swetenhams.co.uk)



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



[swetenhams.co.uk](https://www.swetenhams.co.uk)

Please note the marker reflects the postcode not the actual property