



Cedar Close, Lostock Gralam Northwich CW9 7XA

welcome to

Cedar Close, Lostock Gralam Northwich

EXTENDED FIVE BEDROOM DETACHED PROPERTY OCCUPYING A QUIET CUL DE SAC LOCATION WITH STUNNING OPEN VIEWS TO THE REAR!



Entrance Hall

Entrance door, stairs to first floor. double glazed window to front aspect and radiator

Downstairs Wc

Low level WC, and wash basin and radiator

Lounge

17' x 11' (5.18m x 3.35m)

Double glazed bay window to front aspect, gas fire in surround, spotlights and radiator

Kitchen/ Diner

21' x 9' (6.40m x 2.74m)

Range of fitted wall and base units with contrasting work surfaces over, space for oven and fridge/ freezer, sink and drainer unit, tiled splash backs, double glazed window to rear aspect, sliding doors leading to conservatory and door leading to utility room

Utility Room

10' x 4' (3.05m x 1.22m)

Space for washing machine, wall and base units, sink and drainer unit and door leading to rear garden

Conservatory

16' x 10' (4.88m x 3.05m)

Brick built and double glazed construction with double doors leading to rear garden

Bedroom One

12' 2" x 9' 2" (3.71m x 2.79m)

Double glazed window to front aspect, built in wardrobes and radiator

En Suite

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

Bedroom Two

13' 9" x 7' 5" (4.19m x 2.26m)

Double glazed windows to front and side aspects and radiator

Bedroom Three

10' 5" x 8' 9" (3.17m x 2.67m)

Double glazed window to rear aspect and radiator

Bedroom Four

8' 9" x 7' 11" (2.67m x 2.41m)

Double glazed window to rear aspect and radiator

Bedroom Five

10' 5" x 7' 5" (3.17m x 2.26m)

Double glazed window to rear aspect and radiator

Bathroom

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

External

Driveway parking for several cars. Garage is 7'7ft x 5'7ft with up and over door, power and light. Large storage room behind garage 10ft x 7'7ft with power and light. Additional covered storage area that runs along the side of the house. Private rear garden which is laid to lawn with patio seating area and stunning open views.



check out more properties at swetenhams.co.uk



welcome to

Cedar Close, Lostock Gralam Northwich

- Five Bedroom Family Home
- Quiet Cul De Sac Position
- Stunning Open Views to Rear
- Open Plan Kitchen/ Diner
- Council Tax Band D

Tenure: Freehold EPC Rating: Awaiting

£350,000



Please note the marker reflects the postcode not the actual property

check out more properties at [swetenhams.co.uk](https://www.swetenhams.co.uk)



Property Ref:
NRT107629 - 0004

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.

Not for marketing purposes INTERNAL USE ONLY



01606 43937



northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



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