



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

**welcome to**

**Wells Avenue, Lostock Gralam Northwich**

IMPRESSIVE FOUR BEDROOM DETACHED PROPERTY SET IN A POPULAR NORTHWICH DEVELOPMENT IN LOSTOCK GRALAM!



### **Entrance Hall**

Entrance door to front aspect, stairs to first floor and radiator

### **Lounge**

16' 3" max x 11' 6" ( 4.95m max x 3.51m )  
Double glazed bay window to front aspect and radiator

### **Kitchen/ Diner**

20' 7" x 11' 5" ( 6.27m x 3.48m )  
Range of fitted wall and base units with contrasting work surfaces over, integrated fridge/ freezer and dishwasher. Gas hob, electric oven, stainless steel sink and drainer unit. Double glazed window to rear aspect and double doors leading to rear garden

### **Utility Room**

8' 5" x 5' 6" ( 2.57m x 1.68m )  
Range of base units with contrasting work surfaces over, space for washing machine and tumble dryer. Door leading to rear garden

### **Bedroom One**

13' 1" x 11' 6" ( 3.99m x 3.51m )  
Double glazed window to front aspect and radiator

### **En Suite**

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

### **Bedroom Two**

12' 4" x 8' 9" ( 3.76m x 2.67m )  
Double glazed window to front aspect and radiator

### **Bedroom Three**

11' 6" x 8' 7" ( 3.51m x 2.62m )  
Double glazed window to rear aspect and radiator

### **Bedroom Four**

11' 3" x 8' 9" ( 3.43m x 2.67m )  
Double glazed window to rear aspect and radiator

### **Bathroom**

Bath with shower over, low level WC, hand wash

basin, double glazed frosted window to rear aspect and radiator

### **External**

Garage with up and over door, power and light. Driveway parking. Private, rear garden which is laid to lawn with shrub borders, patio seating area and raised decked area



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## Wells Avenue, Lostock Gralam Northwich

- Impressive Four Bedroom Family Home
- Open Plane Kitchen/ Diner
- Garage and Driveway Parking
- Large Rear Garden
- Council Tax Band D

Tenure: Freehold EPC Rating: B

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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