





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





welcome to

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

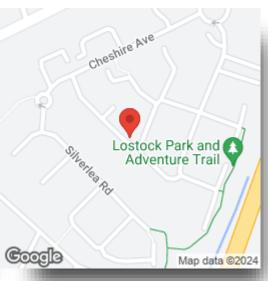
Tenure: Freehold EPC Rating: B

£340,000









Please note the marker reflects the postcode not the actual property

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Property Ref: NRT107638 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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) and boundaries of the property and other important matters before exchange of contracts.

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 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



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