

Station Road, Lostock Gralam Northwich CW9 7PN



welcome to

Station Road, Lostock Gralam Northwich

DECEPTIVELY LARGE THREE BEDROOM TERRACED PROPERTY IN A HIGHLY SOUGHT AFTER LOSTOCK LOCATION WITH NO UPWARD CHAIN!













Entrance Hall

entrance door, stairs to first floor and radiator

Downstairs Wc

Low level WC, hand wash basin and radiator

Dining Room

14' 9" x 11' 4" (4.50m x 3.45m) Double doors leading to lounge, open plan to kitchen and radiator

Lounge

13' \times 11' 7" ($3.96m \times 3.53m$) Double glazed window to front aspect, double doors

leading to dining room and radiator

Kitchen

12' 1" x 7' 11" (3.68m x 2.41m)

Range of fitted wall and base units with contrasting work surfaces over, electric oven and hob, integrated dishwasher, space for fridge/ freezer, sink and drainer unit, double glazed window to rear aspect

Utility Room

Space for washing machine. Door leading to rear garden

Bedroom One

14' 3" x 11' 4" (4.34m x 3.45m) Double glazed window to rear aspect, built in storage cupboard and radiator

Bedroom Two

14' 3" x 9' (4.34m x 2.74m)

Double glazed widow to front aspect and radiator

Bedroom Three

9' 8" x 8' (2.95m x 2.44m)

Double glazed window to front aspect and radiator

Bathroom

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

Courtyard





External Private courtyard with patio seating area

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- Three Bedroom Mid Terraced Property
- Highly Sought After Location
- Deceptively Large
- Council Tax Band B
- Close to Schools and Transport Links

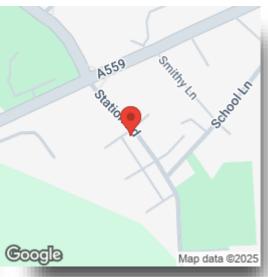
Tenure: Freehold EPC Rating: C

£170,000









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/NRT107837



Property Ref: NRT107837 - 0007 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

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