



**Fryer Road, Lostock Gralam Northwich CW9 7QF**



**welcome to**

**Fryer Road, Lostock Gralam Northwich**

WELL PROPORTIONED THREE BEDROOM PROPERTY IN A HIGHLY SOUGHT AFTER LOSTOCK LOCATION WITH NO UPWARD CHAIN!



### **Front Conservatory**

9' x 7' 11" ( 2.74m x 2.41m )

Brick built and double glazed construction. Entrance door

### **Hallway**

Stairs to first floor and radiator

### **Lounge**

18' 6" max x 13' 4" max ( 5.64m max x 4.06m max )

Double glazed window to front aspect, sliding doors leading to rear conservatory, laminate flooring, feature fireplace and radiator

### **Rear Conservatory**

11' x 9' 1" ( 3.35m x 2.77m )

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

### **Kitchen**

11' 5" x 10' 5" max ( 3.48m x 3.17m max )

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

### **Bedroom One**

12' 2" x 11' 4" ( 3.71m x 3.45m )

Double glazed window to rear aspect and radiator

### **Bedroom Two**

11' 5" x 10' 4" ( 3.48m x 3.15m )

Double glazed window to rear aspect and radiator

### **Bedroom Three**

9' 5" x 8' 5" ( 2.87m x 2.57m )

Double glazed window to front aspect and radiator

### **Bathroom**

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

### **External**

Driveway parking and garden to front. Rear garden which is laid to lawn with shrub borders



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## **Fryer Road, Lostock Gralam Northwich**

- Three Bedroom Property
- Two Conservatories
- Driveway Parking
- Highly Sought After Lostock Location
- Council Tax Band B

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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