

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" ($3.48m \times 3.15m$) 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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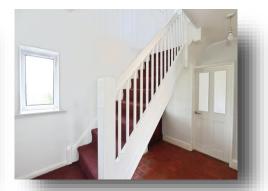
- **Three Bedroom Property**
- Two Conservatories
- **Driveway Parking**
- **Highly Sought After Lostock Location**
- Council Tax Band B

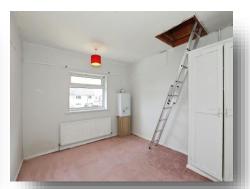
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£175,000







Townshend Rd Map data @2025

Please note the marker reflects the postcode not the actual property

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Property Ref: NRT107872 - 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 quidance 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.



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