



**Townshend Road, Lostock Gralam Northwich CW9 7QW**

**welcome to**

**Townshend Road, Lostock Gralam Northwich**

**\*\*INVESTMENT BUYERS ONLY TO BE SOLD WITH SITTING TENANTS\*\*** A deceptively spacious two bedroom ground floor flat found within the sought after area of Lostock Gralam. Offering excellent, well presented accommodation throughout this flat must be viewed to appreciate its position and what it has to offer



### **Communal Entrance Hall**

Accessed via a covered entrance porch, front door having obscured double glazed window lights, front aspect obscured double glazed window, understairs communal storage area, lighting. Doors to both flats.

### **Entrance Hall**

Radiator with thermostat, wood effect laminate flooring,

### **Living/Dining Room**

15' extending to 10' 10" x 14' 10" ( 4.57m extending to 3.30m x 4.52m )

Having a front aspect double glazed window, a double panel radiator, wood effect laminate flooring, power points, TV aerial point.

### **Breakfast Kitchen**

14' 2" x 7' 10" narrowing to 5' 6" ( 4.32m x 2.39m narrowing to 1.68m )

Fitted with a range of modern wall mounted and base level units with light marble effect rolled work top surfaces incorporating a stainless steel sink and drainer. Built in electric oven and grill, four ring gas hob and a stainless steel extractor hood with lighting over, plumbing for a washing machine, space for a fridge freezer. Breakfast bar seating area, part tiled walls and tiled flooring, wall mounted gas boiler, single panel radiator, rear aspect double glazed window, double glazed door opening to the rear.

### **Bedroom One**

12' 6" x 12' 6" ( 3.81m x 3.81m )

Rear and side aspect double glazed windows, a double panel radiator with thermostat, alcove providing ideal storage space with rails and shelving. Power points.

### **Bedroom Two**

11' x 5' 6" ( 3.35m x 1.68m )

Rear aspect double glazed window, single panel radiator with thermostat, power points.

### **Bathroom**

6' 6" x 6' 4" ( 1.98m x 1.93m )

A spacious three piece suite comprising panel bath having chrome mixer taps and a shower attachment and glass shower screen, pedestal wash hand basin, and a low level W.C. Fully tiled walls and tiled effect flooring, chrome towel radiator, and an extractor fan.



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welcome to

## Townshend Road, Lostock Gralam Northwich

- INVESTMENT BUYERS ONLY
- TO BE SOLD WITH SITTING TENANTS
- DECEPTIVELY SPACIOUS GROUND FLOOR FLAT
- PART OF DEVELOPMENT OF SIMILAR PROPERTIES
- SPACIOUS RECEPTION HALL, LIVING/DINING ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £100,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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**01606 43937**



[northwich@swetenhams.co.uk](mailto:northwich@swetenhams.co.uk)



The Bull Ring, NORTHWICH, Cheshire, CW9  
5BU



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