



**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 first 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.

### **Ground Floor Entrance Hall**

Stairway to the first floor, storage area.

### **First Floor Landing**

18' 10" x 6' 3" Including stairwell ( 5.74m x 1.91m Including stairwell )

A spacious landing having a double glazed window, a double panel radiator with thermostat, and an ideal storage area.

### **Living/Dining Room**

Front aspect double glazed windows, radiator.

### **Breakfast Kitchen**

11' 8" x 9' 7" ( 3.56m x 2.92m )

Fitted with a range of wall mounted and base level units with dark marble effect work top surfaces incorporating a stainless steel sink and drainer. Built in stainless steel electric oven and grill with a four ring gas hob with an extractor hob and lighting over. Space for a fridge freezer, plumbing for a washing machine, part tiled walls and tiled flooring, space for a dryer, cupboard housing the gas boiler, rear aspect double glazed window, power points.

### **Bedroom One**

12' excluding entrance alcove x 12' into alcove ( 3.66m excluding entrance alcove x 3.66m into alcove )

Having side and rear aspect double glazed windows, double panel radiator with thermostat, power points.

### **Bedroom Two**

8' 6" x 8' ( 2.59m x 2.44m )

Having a rear aspect double glazed window, single panel radiator, power points.

### **Bathroom**

8' 8" x 8' 6" ( 2.64m x 2.59m )

A spacious four piece bathroom suite comprising

corner shower cubicle with splash back walling, integral shower and sliding doors, panel bath, vanity wash hand basin incorporating a storage cupboard, and a low level W.C. Part tiled walls and splash back tiling, wood effect flooring, single panel radiator with thermostat, rear aspect obscured double glazed windows, and an extractor fan.



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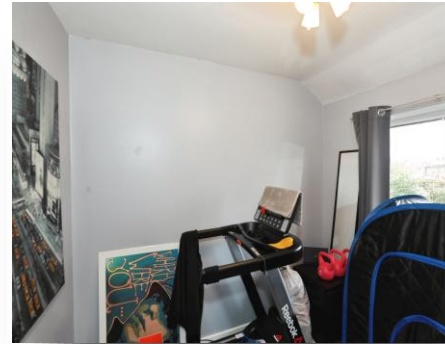
## **Townshend Road, Lostock Gralam Northwich**

- INVESTMENT BUYERS ONLY
- TO BE SOLD WITH SITTING TENANTS
- SUPERB SPACIOUS FIRST FLOOR FLAT
- PART OF A DEVELOPMENT OF SIMILAR FLATS
- SPACIOUS FIRST FLOOR RECEPTION HALL

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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