



St. Johns Avenue | Lostock Gralam | CW9 7QT

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- Stunning views to front and side
- Traditional 2 bed end property with new roof
- Gas central heating & PVCu double glazed
- Garage, excellent driveway and gardens

WITH NO CHAIN - A 1950s built end property occupying a fabulous position at the end of a quiet cul-de-sac, immediately adjoining farmland enjoying delightful open views to both the front and side. The house which can be purchased immediately

occupies an attractive plot, with mature gardens to both the front and rear. There is a gated driveway providing parking for several vehicles, together with a detached garage. The property benefits from a new tiled roof, gas central heating and uPVC double

glazing. The layout comprises an entrance hall, lounge, kitchen/diner with integrated oven and hob and cloakroom with useful store off. To the first floor are two bedrooms and a bathroom.



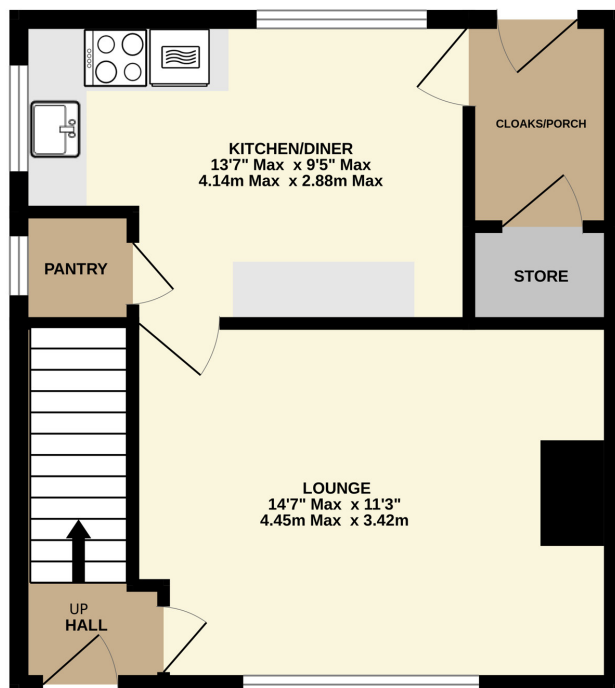
The house commands a fantastic position immediately adjoining open countryside and enjoys a delightful open aspect to the front. The house occupies a quiet position at the end of a cul de sac on the perimeter of a very popular and well established development. Local amenities nearby include a convenience store and primary school. The area is well placed for the towns of Northwich and Knutsford, both of which offer comprehensive shopping and leisure facilities. For commuting there is easy access to the A556 and M6 motorway connecting to many major commercial centres such as Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Lostock Gralam also has its own railway station which is part of the Manchester to Chester line.

SERVICES : Mains water gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band B - Energy Performance Rating Band TBC

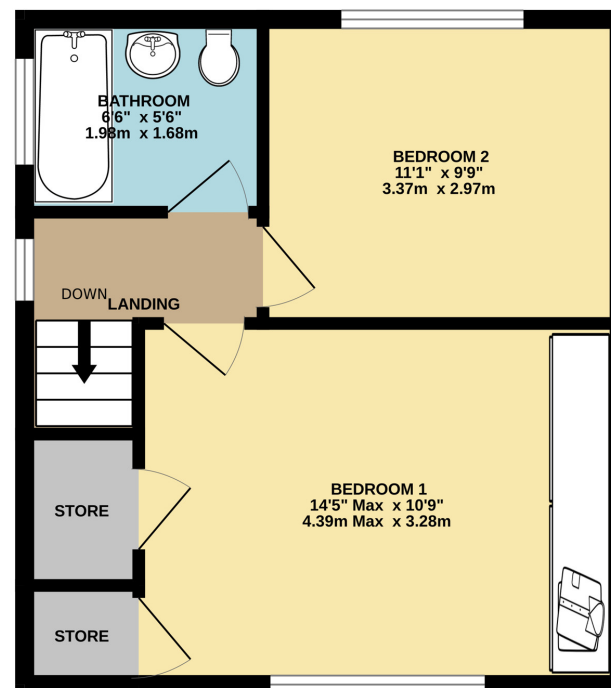
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

EPC Rating

- Tenure:Freehold

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