



Station Road | Lostock Gralam | CW9 7PN

EDWARD  
mellor



## Features

- Spacious 2 bed end of terrace property
- With garage and off road parking
- Gas central heating & PVCu double glazed
- In established and favoured village location
- Short walk to a primary school

Traditional bay-fronted end terrace home offering surprisingly spacious accommodation throughout. Benefiting from gas central heating and PVCu double glazing, this well-presented property is ideal for buyers searching for a home with character. The ground

floor features a welcoming lounge along with a generous kitchen/diner fitted having an integrated oven and hob, plus a useful utility space. To the first floor, an attractive split-level landing provides access to a large master bedroom, a second bedroom

and a bathroom. Externally, the property offers more than first meets the eye, with a garage located to the rear together with off road parking and an enclosed paved garden, perfect for low-maintenance outdoor space.



The house commands a fine and fully established position within the village of Lostock Gralam. Local amenities within walking distance include a convenience store and primary school just yards away. 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 which is in walking distance.

**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

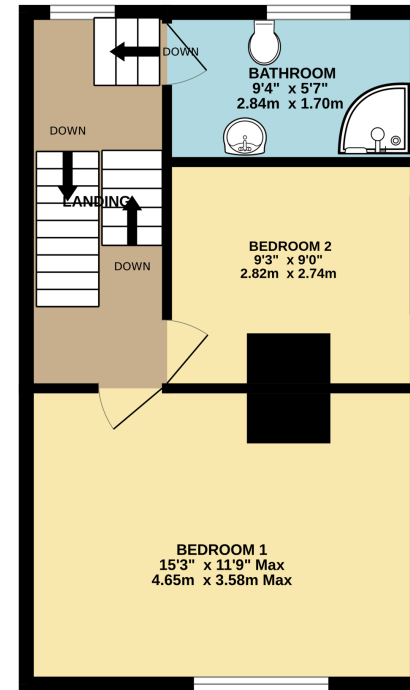
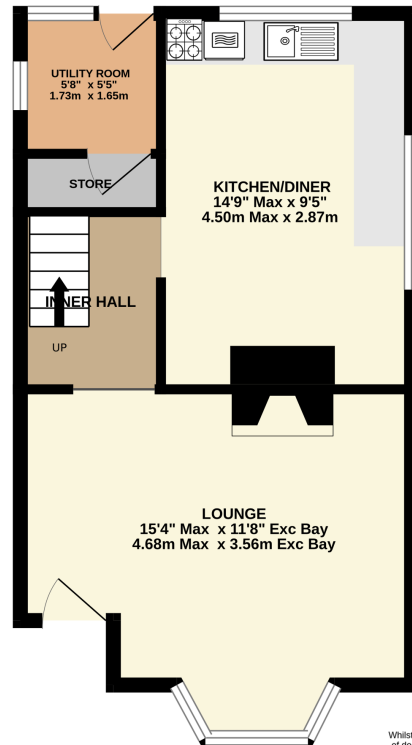


# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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.  
Made with Metropix ©2026

## Important Information

- Council Tax Band: B
- Tenure: Freehold

## EPC Rating

10, The Bull Ring, CW9 5BS  
T: 01606 455 14  
E: [northwich@edwardmellor.co.uk](mailto:northwich@edwardmellor.co.uk)

*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*