

FREEHOLD



House - Mid Terrace

24 STATION ROAD,
LOSTOCK GRALAM,
NORTHWICH, CW9
7PN

£185,000

FEATURES

- Beautifully presented period home
- Two generous double bedrooms
- Two well-proportioned reception rooms
- Contemporary fitted kitchen
- Stylish modern shower room
- Private low-maintenance rear courtyard
- Useful external storage
- Chain free



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2 Bedroom House - Mid Terrace located in Northwich

Upon entering, the accommodation opens into the generous living room, a comfortable and inviting reception space with plenty of room for a substantial seating arrangement. The layout between the two reception areas creates a natural sense of flow through the ground floor whilst retaining clearly defined spaces for relaxing and dining.

The living room flows naturally into a welcoming dining room, ideal for both everyday dining and entertaining. The room is beautifully presented, with built-in cabinetry offering useful storage and a feature fireplace creating an attractive focal point.

Positioned beyond the dining area is the contemporary fitted kitchen, finished with a range of shaker-style cabinetry complemented by marble-effect work surfaces and contrasting fittings. The kitchen offers excellent preparation and storage space alongside integrated cooking appliances, while a rear-facing window allows plenty of natural light to fill the room.

Stairs rise to the first floor, where the sense of space continues. The principal bedroom is particularly impressive, with generous proportions, high ceilings and ample room for additional bedroom furniture. The second bedroom is another well-presented double, making the accommodation equally suited to couples, small families, guests or those requiring a dedicated home-working space.

Completing the first-floor accommodation is a stylish modern bathroom, finished in a contemporary neutral palette and comprising a walk-in shower, WC and wash

basin with vanity storage.

Externally, the property benefits from a private, low-maintenance courtyard to the rear, creating a useful outdoor area with the added advantage of an adjoining external store.

Situated in the popular village of Lostock Gralam, the property is well placed for a range of everyday amenities and transport connections, with Northwich, Knutsford and the wider Cheshire area all readily accessible.

Combining beautifully presented interiors, two generous double bedrooms, two reception spaces and a convenient location, 24 Station Road represents an excellent opportunity for first-time buyers, professionals, downsizers or those seeking an attractive Cheshire home ready for immediate occupation.

Early viewing is highly recommended.



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Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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