

FREEHOLD



House - Detached

**11 GRAINGERS  
ROAD,  
NORTHWICH, CW9  
8EJ**

**£375,000**

### FEATURES

- Beautifully presented three-bedroom detached family home
- Stunning open-plan kitchen/dining room with central island
- Bright conservatory overlooking the rear garden
- Spacious principal bedroom with fitted wardrobes and en-suite
- Separate utility room and downstairs WC



**ACOBAS**

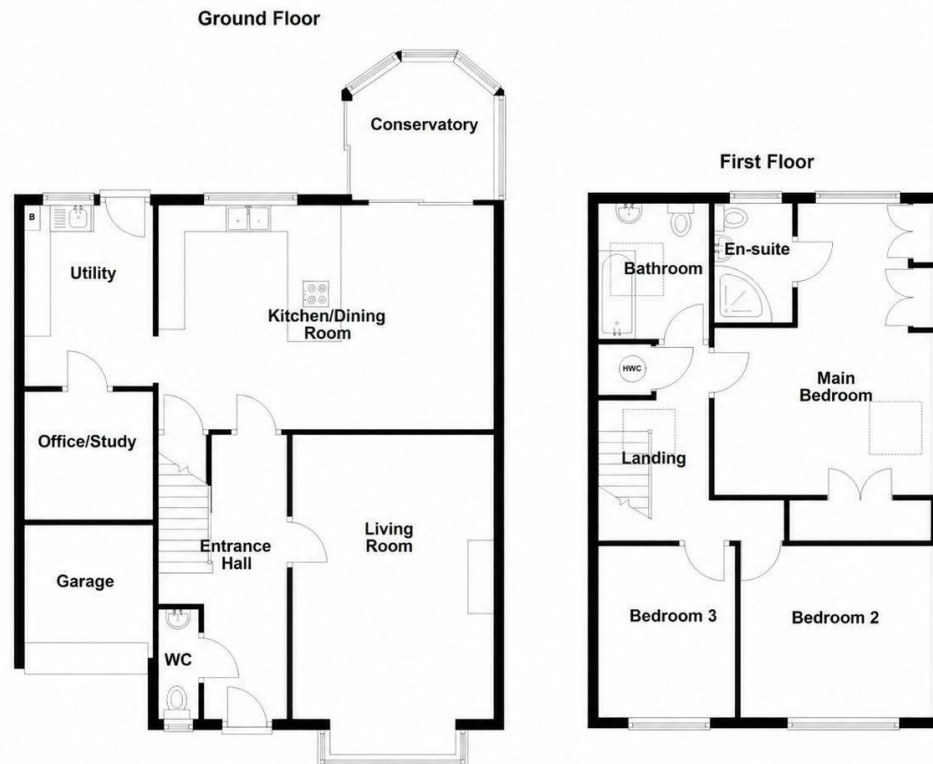
# 3 Bedroom House - Detached located in Northwich

Acobas are delighted to present this beautifully appointed three-bedroom detached family home, occupying a generous position within a sought-after residential area in Northwich. Offering spacious and versatile accommodation throughout, this superb home has been thoughtfully modernised to create the perfect balance of contemporary living and everyday practicality.

Call us on  
**01565 396 356**

[info@acobas.co.uk](mailto:info@acobas.co.uk)  
[www.acobas.co.uk](http://www.acobas.co.uk)

**Council Tax Band**  
**D**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

