

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

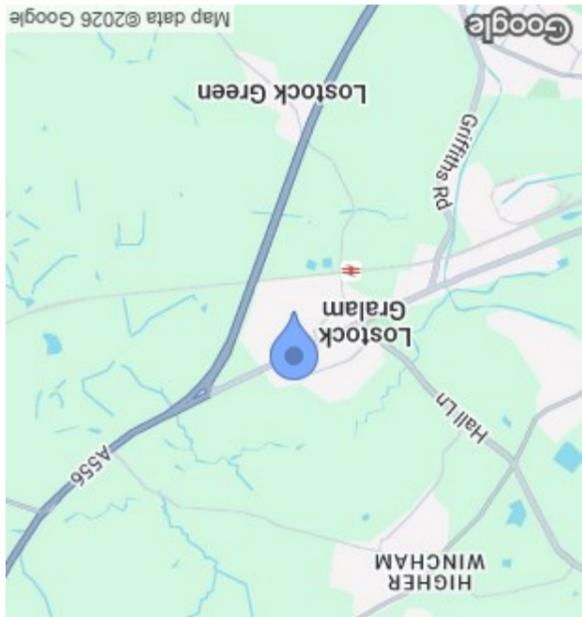
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

19 Stubbs Lane, Lostock Gram
Approximate Gross Internal Area:
1917 sq.ft 178 sq.m



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	78
Potential	81

Energy Efficiency Rating



19 Stubbs Lane
Lostock Gram
Cheshire
CW9 7FQ

- 5
- 3
- 3

Asking Price
£490,000

Set back behind a balanced red-brick façade, this substantial home extends to approximately 1,917 sq ft of thoughtfully arranged accommodation across three floors — combining generous proportions with the flexibility families value.

A welcoming hallway sets a calm, contemporary tone. To one side, a bay-fronted dining room provides a refined yet relaxed setting for everyday meals or more formal occasions. Opposite, the lounge unfolds across the full depth of the property and forms the natural heart of the home. Anchored by a striking media wall with inset fireplace, it is a space designed for evenings together — the warmth of the fire creates a focal point while French doors open in summer to extend the room into the garden beyond. Generous in scale yet comfortable in feel, it balances contemporary detailing with everyday family ease.

To the rear, the kitchen provides the practical centre of daily life. Shaker-style cabinetry is paired with polished granite worktops and a central island that provides space for both preparation and conversation. Integrated double ovens and a gas hob sit neatly within the layout, while French doors lead directly onto the garden terrace, creating an easy connection between indoor and outdoor living.

The former double garage has been thoughtfully reconfigured to create a substantial ground floor office alongside additional storage — an increasingly valuable feature for modern working patterns. The original garage frontage remains intact, preserving the symmetry of the exterior while still offering access to the internal space for storage. A guest cloakroom and utility space complete the ground floor.

Upstairs, the first floor has been arranged with family practicality in mind. The generous main bedroom benefits from fitted storage and a luxurious private en suite shower room, which is mirrored across the landing in the second bedroom that also enjoys its own en suite and fitted wardrobes. The third well-proportioned bedroom is served by a contemporary sleek family bathroom. The second floor offers two further double bedrooms alongside a modern shower room and generous landing space which is filled with natural light from the impressive roof windows. This level provides an ideal setting for teenagers seeking independence, guests requiring privacy, or the potential to create an expansive principal suite with dressing space. Positioned away from the main family areas, it offers both versatility and retreat.

Externally, the rear garden is predominantly lawn with a paved terrace adjoining the house; an inviting setting for outdoor dining, children's play and relaxed weekends. To the front, the driveway provides extensive off-road parking.

Lostock Gralam offers convenient access to major road and rail networks, including a nearby train station and straightforward routes towards both Manchester and Liverpool — making this an ideal setting for commuters seeking generous space without sacrificing connectivity.

