



Silverlea Road | Lostock Gralam | CW9 7FE

EDWARD
mellor



Features

- Beautifully presented throughout
- Attractive 2 bed end property
- Recent upgraded kitchen and bathroom
- Garden cabin - dedicated work space
- Excellent off road parking and rear garden

Beautifully presented throughout, this modern end-town property is an excellent opportunity for a first-time buyer, offering stylish, ready-to-move-into accommodation with a number of recent improvements. The ground floor comprises entrance hall, convenient cloakroom/WC and an attractive lounge/diner with double doors opening onto the rear garden through

French doors. The recent fitted kitchen features an integrated Neff oven and induction hob, while new flooring and carpeting have also been fitted within the last 2 years. To the first floor are two bedrooms and a beautifully upgraded bathroom, newly installed in July 2026, with a shower and fixed rainhead. With a generous driveway providing side-by-side parking for two

vehicles and a fully enclosed, low-maintenance rear garden with Indian stone paving. A special addition is the garden cabin, complete with power, lighting and internet connection, giving an ideal home office.



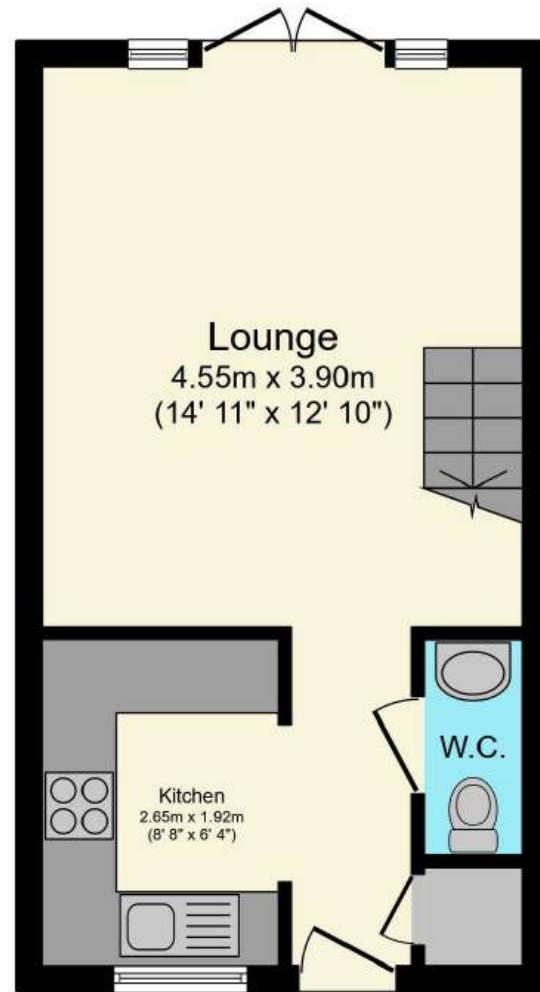
The property is well situated and belongs to a much favoured development. Geographically the house stands between the 2 towns of Northwich 3 miles and Knutsford 5 miles which both offer excellent shopping and leisure faculties. Knutsford is well known for its many restaurants and Tatton Park which belongs to the National Trust. There are schools for both age groups in the immediate area rated good/outstanding. For commuting purposes Lostock Gralam railway station is just a 10 minute walk and is part of the Manchester to Chester line, the M6 motorway is just 3.5 miles and Manchester Airport is 14 miles via the M56. There is easy access to several local beauty spots in the area including Marbury Country Park 5 miles, Anderton Nature Reserve 6 miles, Whitegate Way 9 miles and Delamere Forest 11 miles.

SERVICES : Mains water, gas, electricity and drainage. **TENURE.** The property is Leasehold on a lease of 99 years from 3rd April 2014, 85 years remaining. **NOTE -** None of the services and fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West & Chester Tax Band A - Energy Efficiency Rating Band C

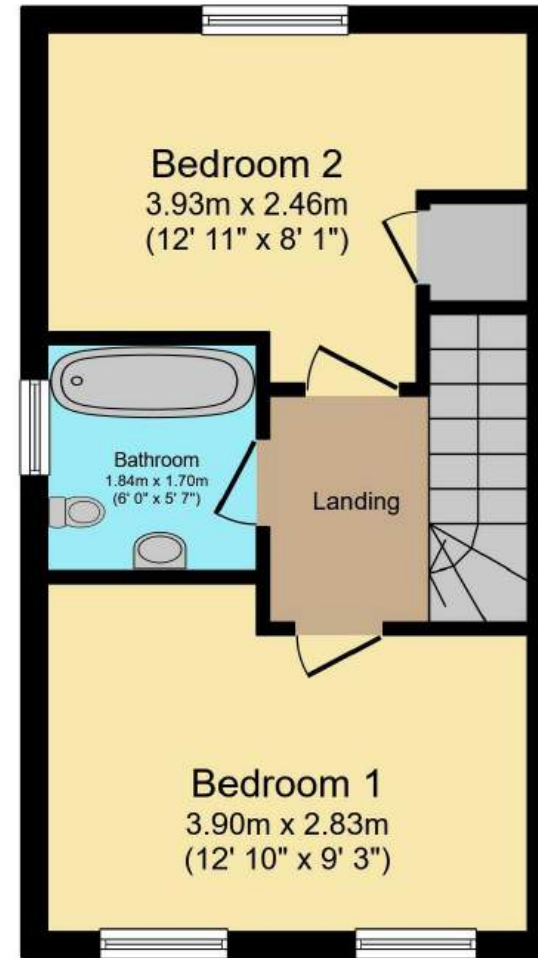


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Ground Floor



First Floor

Total floor area 56.9 sq.m. (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 85 Years

- Annual Service Charge: £117

EPC Rating

