



***15 Grove Avenue, Lostock Gralam, Northwich, Cheshire, CW9
7QX***

£127,500 – No onward chain

Offered for sale with no onward chain, this well-presented first-floor apartment benefits from its own private garden — a rare and highly desirable feature. The accommodation comprises a spacious lounge diner, a well-appointed breakfast kitchen, two generously sized double bedrooms and a family bathroom. Externally, the property enjoys an enclosed garden, bordered by fencing and hedging for added privacy. The garden is predominantly laid to lawn, providing an ideal space for outdoor relaxation, entertaining, or gardening.

Accommodation

ENTRANCE HALL

Accessed via the entrance door to the ground floor, stairs lead to the first floor, double glazed window to the side elevation and a door leads to the lounge diner.

LOUNGE DINER 14' 3" x 14' 5 max" (4.34m x 4.39m)

With double glazed windows to the front and side elevations, wall mounted radiator, feature fire place with electric fire, doors lead to inner hall and breakfast kitchen.

BREAKFAST KITCHEN 8' 1" x 11' 2" (2.46m x 3.4m)

With a double glazed window to the rear elevation. Fitted with a range of base and wall units with work surface over incorporating a sink unit and drainer, integrated oven and hob, space and plumbing for washing machine and dryer.

BEDROOM ONE 12' 7" x 10' 3" (3.84m x 3.12m)

With double glazed windows to the front elevation, wall mounted radiator and cupboard housing combi boiler.

BEDROOM TWO 8' 9" x 12' 2" (2.67m x 3.71m)

With a double glazed window to the rear elevation and wall mounted radiator.

BATHROOM

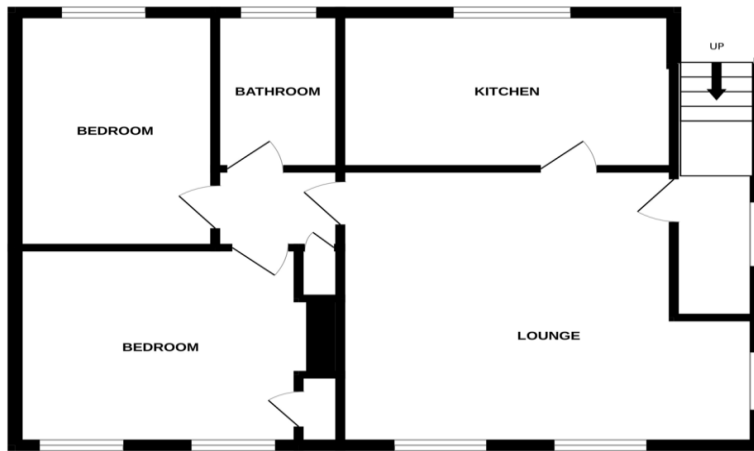
With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, part tiled walls and wall mounted radiator.

EXTRENALLY

An enclosed rear garden, mainly laid to lawn. Useful brick built storage.



GROUND FLOOR



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 here are not tested and no guarantee as to their operability or efficiency can be given.
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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