



Cedar Close | Lostock Gralam | CW9 7XA

EDWARD
mellor



Features

- A well appointed detached family house
- Attractive open plan fitted kitchen
- 4 bedrooms (3 double size) and 2 bathrooms
- Gas central heating and PVCu double glazed
- Garage and gardens

WITH NO FORWARD CHAIN : This is an attractive and well presented detached house with PVCu double glazing and gas central heating. The property offers extended and versatile family living (refer to floor plan and 360 tour) featuring three double bedrooms plus a fourth bedroom or home office,

2 bathroom facilities, bright lounge with bay window, stylish open plan fitted kitchen having integrated appliances with dining area through to a PVCu double glazed conservatory. Also with an excellent utility room and convenient ground floor W.C . There is an integral garage with potential to

convert, driveway and additional parking space and a good size fully enclosed rear garden which enjoys a sunny south west aspect.



The property stands in a quiet cul de sac and is part of a well-established development built by Rivermead Homes during the mid-1990s. Nearby is a highly rated primary school, convenience store and railway station. This is a perfect commuter base as the M6 motorway is just 3 miles away and connects to several major commercial centres throughout the north-west. Lostock Gralam lies between the towns of Knutsford and Northwich which both offer comprehensive shopping and leisure facilities. Delightful open countryside is nearby and lovely local landmarks include Great Budworth, Marbury Country Park and Anderton Nature Reserve.

SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold and free from chief rent. **NOTE** We advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - D. Energy Efficiency Rating C

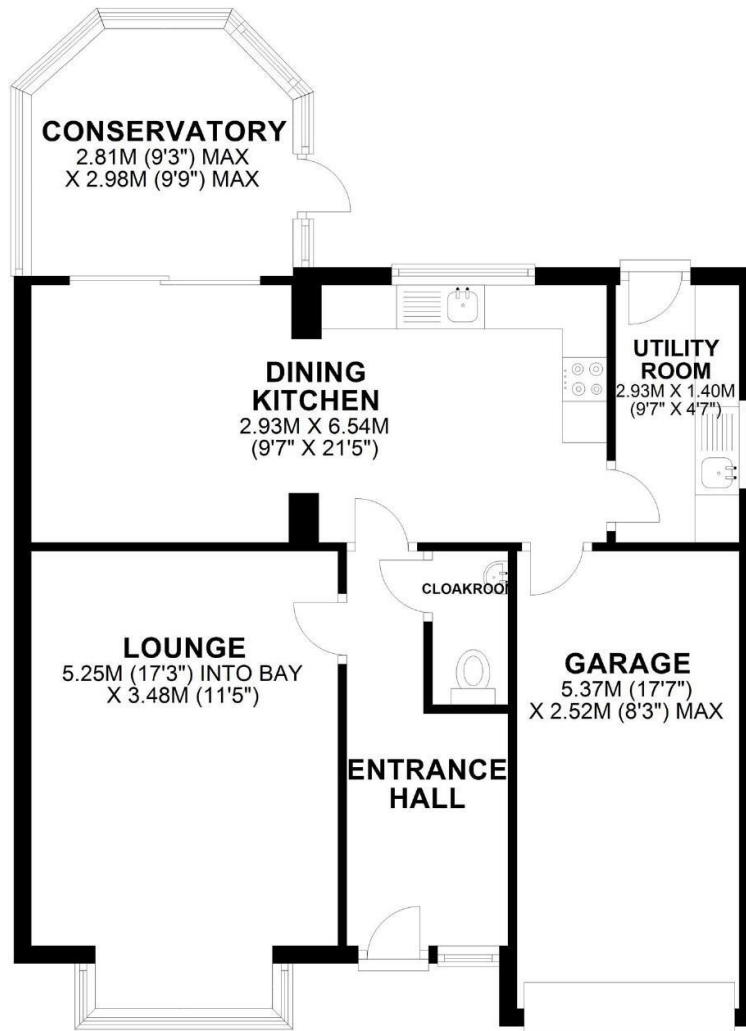


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

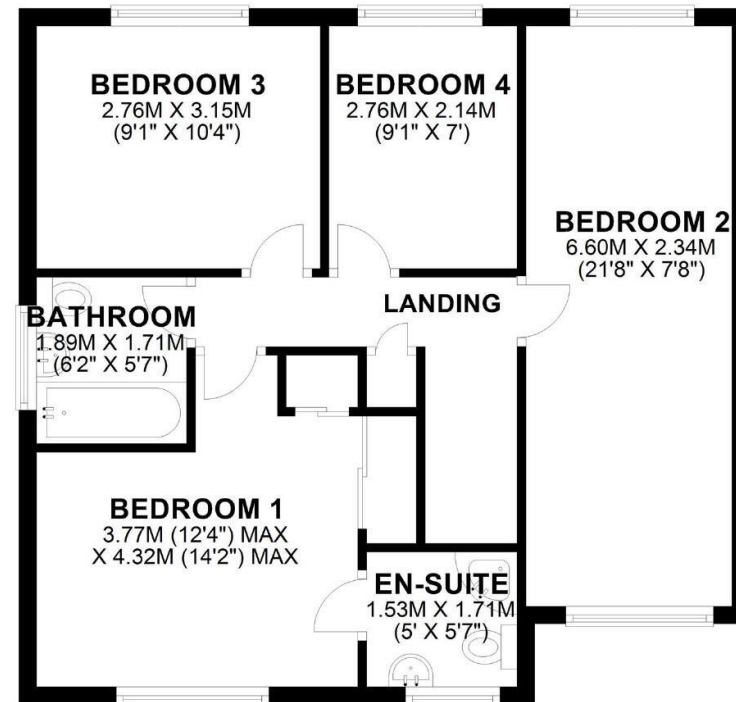
GROUND FLOOR

APPROX. 72.2 SQ. METRES (777.4 SQ. FEET)



FIRST FLOOR

APPROX. 57.4 SQ. METRES (617.3 SQ. FEET)

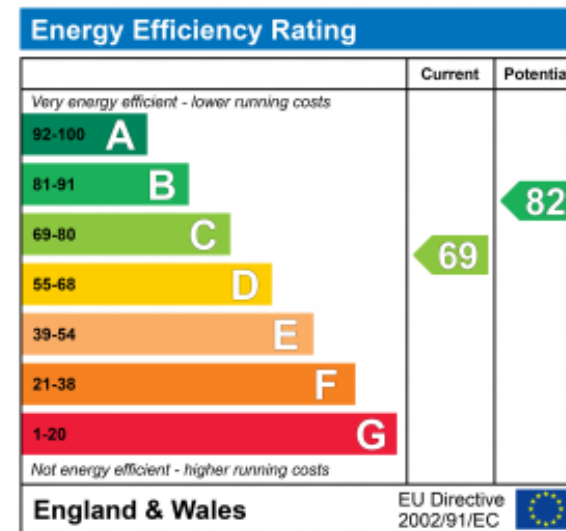


TOTAL AREA: APPROX. 129.6 SQ. METRES (1394.7 SQ. FEET)

Important Information

- Council Tax Band: D
- Tenure: Freehold

EPC Rating



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