



HINCHLIFFE
HOLMES



8 SMITHY LANE



GROUND FLOOR

Entrance Hall | Dining Kitchen | Lounge | Utility Room | WC

FIRST FLOOR

Landing | Bedroom One | Bedroom Two | Bathroom

OUTSIDE

Parking | Garage | Gardens

8 SMITHY LANE

Lostock Gralam | CW9 7PZ

Sit within a highly desirable position within Lostock Gralam, this fantastic two double bedroom semi-detached property is beautifully presented throughout. This property features off road parking and a stunning landscaped rear garden.

The property is situated in a wonderful position of Lostock Gralam sitting approximately 3 miles to the East of Northwich town centre. Northwich provides an abundance of local, independent shops, bars, cafes and restaurants which sit alongside more established high street brands. For closer to hand amenities the

development offers a local shop and public house/restaurant. The local primary school is an enviable proposition for families with an Outstanding Ofsted rating. For further commuting options the home is located close to the A556 giving excellent access for a South Manchester commute. The vibrant towns of Knutsford, Chester, Macclesfield and Altrincham are all close to hand for days or nights out. Liverpool John Lennon Airport is approximately 24 miles from the home and Manchester Airport is approximately 14 miles in a Northerly direction.







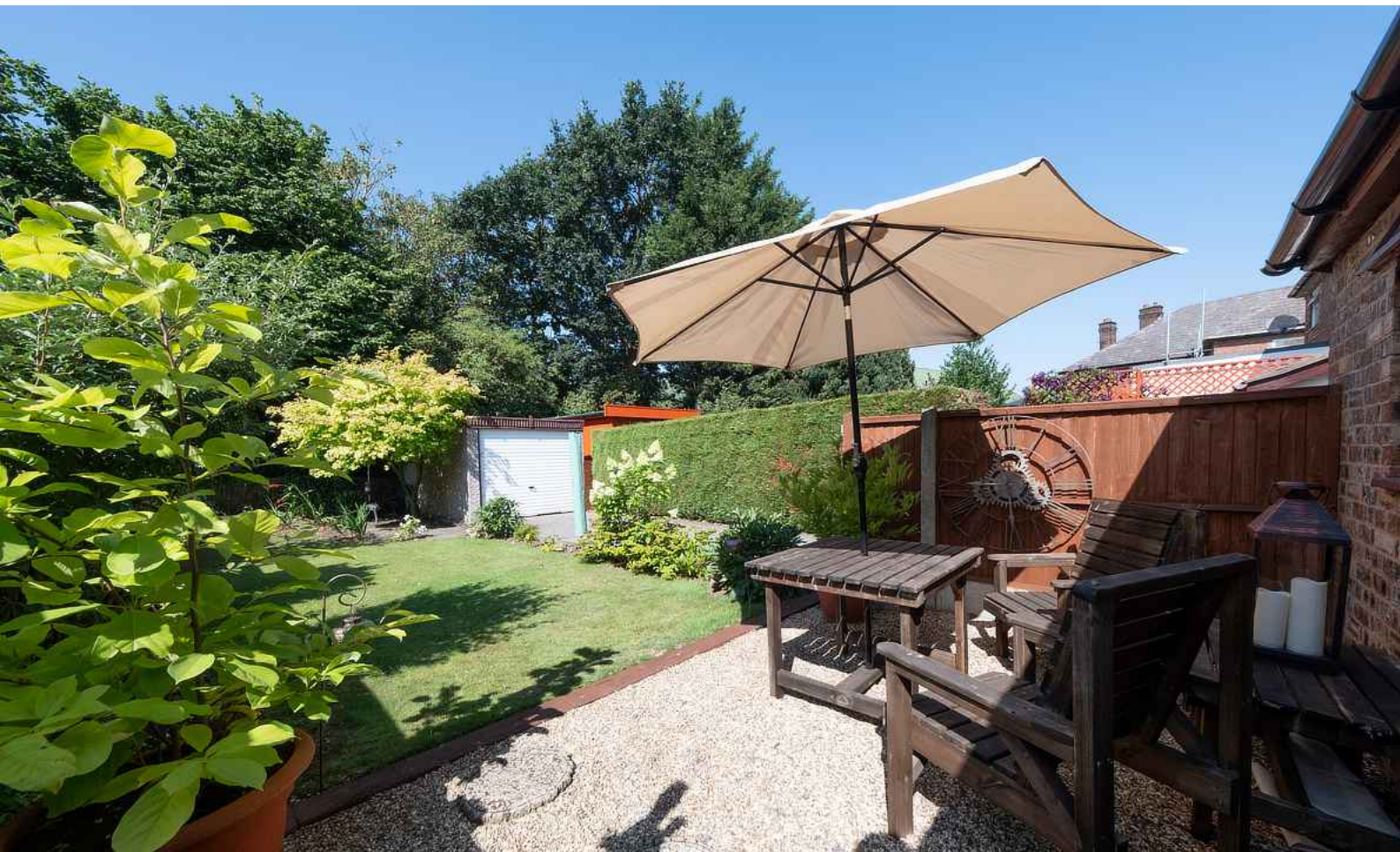


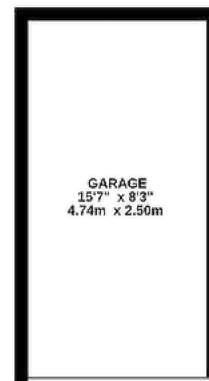
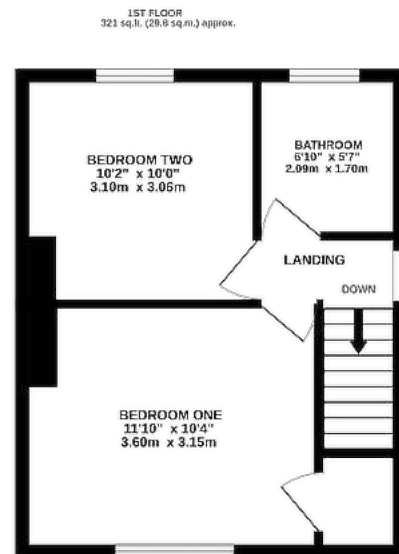
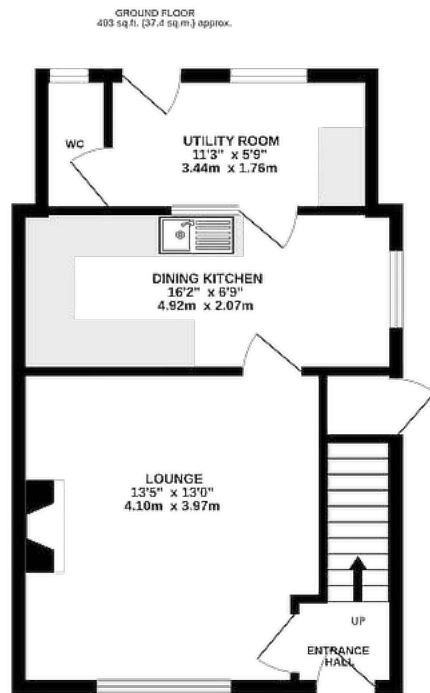












TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

128 sq.ft. (11.9 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band B.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

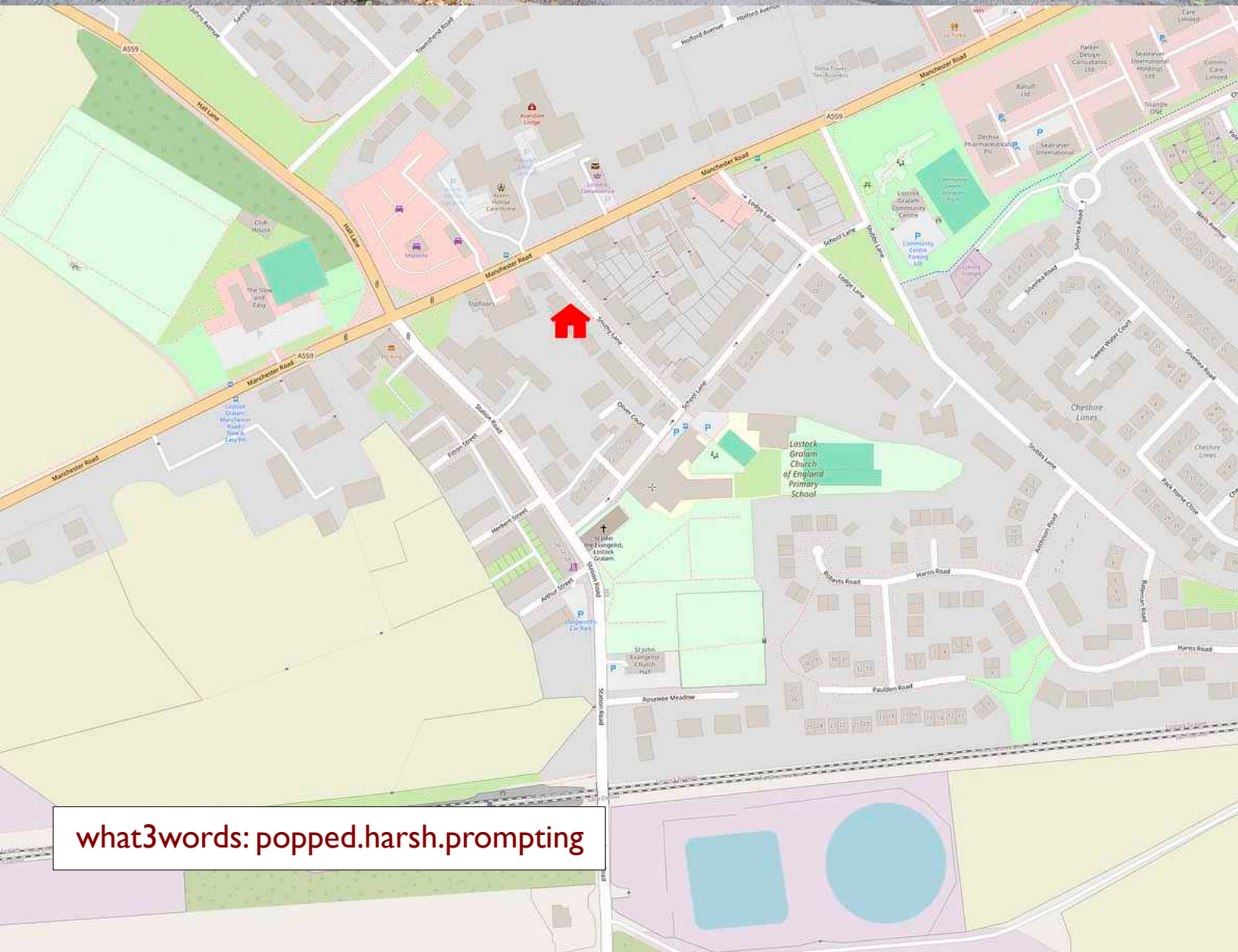
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan 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 have not been tested and no guarantee as to their operability or efficiency can be given.



what3words: popped.harsh.prompting



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting

approach to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1 %
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hincliffe Holmes

2021-2022



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MOTOR CARS
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2023-2024



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**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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