



***25 Paulden Road, Lostock Gralam, Northwich, Cheshire ,
CW9 7PQ
£350,000***

This extended semi-detached home is ideally situated in a convenient and highly sought-after location, making it perfect for a growing family thanks to its generous internal and external space. The ground floor features a practical entrance porch leading into a spacious lounge diner, a full-width conservatory, and a well-appointed kitchen. There is also a versatile additional reception room, which can be used as a fourth bedroom, along with a convenient ground floor shower room. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Externally, the home sits on an impressive plot, providing ample off-road parking. The enclosed side and rear gardens offer excellent outdoor space, complete with a decked seating area—ideal for relaxing or entertaining.

Accommodation

ENTRANCE PORCH

Accessed via the entrance door, double glazed window to the side elevation, wall mounted radiator and a door leads to the lounge diner.

LOUNGE DINER 23' 6" x 10' 11" (7.18m x 3.33m)

With a double glazed window to the front elevation, laminate flooring, wall mounted radiator, fire surround with inset fire, a door leads to the stairs, useful storage cupboard and feature shutters to the conservatory and kitchen.

KITCHEN 8' 3" x 10' 3" (2.52m x 3.13m)

With a double glazed window to the rear elevation and a door leads to reception room two/bedroom four. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven, microwave and hob. Space and plumbing for washing machine.

CONSERVATORY 18' 11" x 7' 10" (5.78m x 2.39m)

Built on a dwarf wall with French doors that lead to the garden, laminate flooring and wall mounted radiator.

RECEPTION TWO/BEDROOM FOUR 9' 4" x 9' (2.84m x 2.75m)

With a double glazed window to the side elevation and a door that leads to the garden, a door leads to the shower room, wall mounted radiator and laminate flooring,

SHOWER ROOM

With a double glazed opaque window to the side elevation. Fitted with a low level WC, hand wash basin and shower cubicle and shower, part tiled walls and inset spot lighting.

LANDING

With a double glazed window to the side elevation, loft access and doors lead to all rooms.

BEDROOM ONE 11' 6" x 10' 6" (3.53m x 3.22m)

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

BEDROOM TWO 11' 4" x 10' 7" (3.46m x 3.23m)

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

BEDROOM THREE 8' 1" x 8' 4" (2.48m x 2.56m)

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

FAMILY BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower head, part tiled wall, cupboard providing storage and part tiled walls.

EXTERNALLY

To the front is a driveway providing off road parking and leads to the garage. Gardens to the side and rear, mainly laid to lawn and feature decked seating area, ideal for al-fresco dining.





Total area: approx. 117.2 sq. metres (1261.9 sq. feet)

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.