



**49 Townshend Road, Lostock Gralam, Northwich, Cheshire , CW9
7QW
£250,000**

A well-presented three-bedroom semi-detached home situated in the popular village of Lostock Gralam, ideally located for Northwich town centre and excellent commuter links to Manchester, Chester and Liverpool. The property offers well-proportioned accommodation throughout, including a bright lounge with feature fireplace and wood-burning stove, conservatory with garden access, and a comprehensively fitted kitchen with a range of integrated appliances. There is also a useful utility room and separate WC. To the first floor are three bedrooms, including a well-proportioned principal bedroom with boarded loft space, together with a family bathroom. Externally, the property benefits from an attractive front garden, stone driveway with off-road parking and EV charging point, plus an enclosed and private rear garden with gated side access. Viewing is highly recommended.

Accommodation

Entrance Hall 7'3" x 6'2" (2.21m x 1.88m)

Oak front door opening into the welcoming entrance hall, with stairs rising to the first floor. Useful under-stairs storage cupboard with stable door, radiator, cupboard housing the electric box and a small uPVC double-glazed window to the side elevation.

Lounge 13'10" x 10'10" (4.22m x 3.30m)

Bright and welcoming main reception room with a uPVC double-glazed window overlooking the front elevation. uPVC double doors open into the conservatory. Feature fireplace housing a wood-burning stove with slate hearth and oak beam over. Two ceiling light fittings and oak door providing access to the hallway.

Conservatory 9'41" x 8'5" (2.477m x 2.57m)

Well-appointed conservatory providing useful additional living space, with attractive porcelain tiled flooring and uPVC double-glazed windows. Double doors provide direct access to the rear garden, with further uPVC double-glazed windows overlooking the lounge. Radiator and a range of lighting, including two wall light fittings. Approximately three years' warranty remaining from the date of instruction, 6th October 2026.

Kitchen 10'6" x 10'2" (3.20m x 3.10m)

Fitted kitchen comprising a comprehensive range of units and integrated appliances, including an AEG washing machine, under-counter fridge and freezer, touch-screen smart hob, externally vented extractor, double smart oven and integrated microwave. Ceramic 1.5-bowl sink with chrome mixer tap and uPVC double-glazed window overlooking the rear elevation. Useful boiler cupboard and Hive heating system, together with access to the utility/WC.

Utility 5'1" x 5'9" (1.55m x 1.75m)

Useful utility area with fitted utility sink, radiator and tiled flooring and walls. uPVC double-glazed window to the side elevation, with access to the separate WC and side external area.

WC 2.54m x 2.90m

Generously proportioned separate WC containing a toilet, with tiled flooring and walls and access from the utility area.

First Floor Landing

Landing with uPVC double-glazed window overlooking the front elevation, wooden banister, ceiling light and covered loft hatch.

Bedroom One 10'3" x 12'9" (3.12m x 3.89m)

Well-proportioned principal bedroom with uPVC double-glazed window overlooking the rear elevation, radiator and useful storage cupboard. Loft access with fitted ladder leading to a fully boarded loft space.

Bedroom Two 10'4" x 10'3" (3.15m x 3.12m)

Further well-proportioned bedroom with uPVC double-glazed window overlooking the front elevation and radiator. Carpeted flooring.

Bedroom Three 9'9" x 7'2" (2.97m x 2.18m)

Further bedroom with uPVC double-glazed window overlooking the front elevation, radiator and carpeted flooring. Useful over-stairs shelving and ceiling light.

Family Bathroom

Fully tiled family bathroom comprising fitted WC, wash hand basin with storage and chrome mixer tap, and bath with shower over. Separate electric shower, extractor fan vented externally and uPVC double-glazed windows to the rear and side elevations. Tiled flooring and walls extending to ceiling height.

Front Garden & Driveway

The front of the property benefits from a combination of lawn and paved areas, established planting and a mature tree. Wooden arch trellis, hedge borders and front fencing provide an attractive approach, with external lighting throughout. Stone driveway with fenced borders and gated access to the driveway and front garden. Electric vehicle charging point.

Rear Garden

Enclosed rear garden with attractive tiled and brick borders, stone and established flowering plants. Gated access to the side driveway and a useful washing line pole with extended line. The garden is fully fenced, providing a good degree of privacy and an attractive outdoor space for relaxing and entertaining.

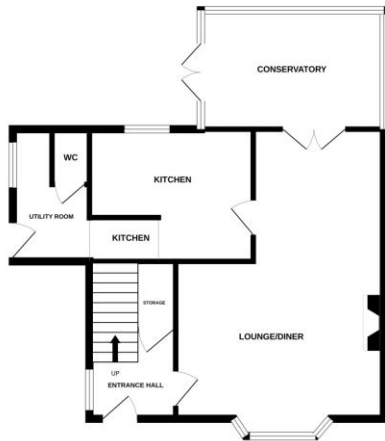
Viewing is highly recommended to fully appreciate the well-presented accommodation, attractive features, outside space and convenient location this property has to offer.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with AutoCAD 2020

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		