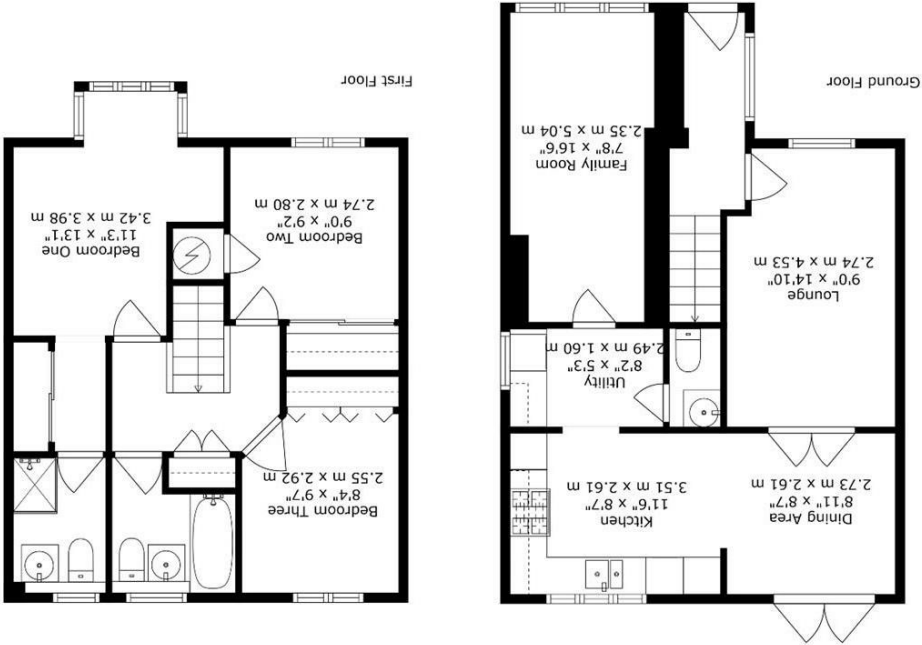


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only.
Created on behalf of J Lord & Co by Northern Powerhouse Media. Accuracy to 97%.

Approximate Gross Internal Area:
1082 sq.ft 101 sq.m

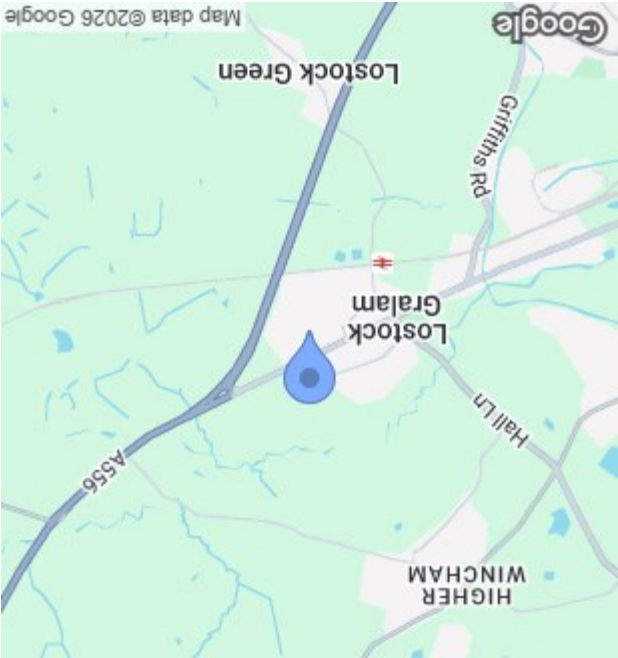
63 Wells Avenue, Lostock Gralam



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MATCHING PEOPLE TO PROPERTY

Energy Efficiency Rating	
Potential	Current
96	94
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	
F	
E	
D	
C	
B	
A	
Very energy efficient - lower running costs	



63 Wells Avenue
Lostock Gralam
Cheshire
CW9 7XR



Offers Over
£330,000

63, Wells Avenue Lostock Gralam, Cheshire, CW9 7XR

Set within this prized development just a stroll from the local village amenities and mainline station, this immaculate home offers a coveted modern day lifestyle. Detached and double fronted its exemplary layout opens onto south-west facing gardens and has a superb free flowing layout that's equally ideal for family life, entertaining and working from home. Built by the renowned Bellway Homes, it is perfectly placed for commuters to both Manchester and Chester, with easy access to the A556 and beautiful countryside walks.

Tucked back from Wells Avenue behind a private driveway framed by plenty of greenery, a handsome red brick facade with window lintel and timber beam detailing entices you into a beautifully accomplished layout filled with natural light. A soft palette of classic greys and cool calming whites is tastefully peppered with accent walls, while the subtle finishing touches of deluxe detailing notably elevates this home from others.

Instantly generating a fluid feel, the interconnecting design of the ground floor conjures a magnificent amount of versatility. Unfolding from the extended hallway a large lounge is both sophisticated and family friendly. With plush grey carpeting beneath your feet, its more than generous dimensions stretch out before you with the monochrome leafy patterns of a stylish feature wall. Glazed double doors allow garden vistas to be carried though whilst giving you the option of creating one superb open plan space with the adjoining kitchen/dining room when and if needed.

Making it effortlessly easy to filter out onto a landscaped patio, the French doors of the exceptional dining area enhance the level of light and space further still, producing a sociable space that's ideal for everything from day to day meals to evenings spent impressing friends with your latest signature dish. The kitchen itself echoes the superior presentation, fully fitted with the sleek lines of gloss white cabinets topped with rich grey quartz and appointed with an array of integrated appliances that includes eye-level tower ovens, a gas hob and fridge freezer along

with the bonus of a wine chiller and dishwasher. The layout wraps-around into a matching utility room that keeps laundry hidden out of sight and opens into a thoughtfully converted, spacious family room that has ample space to incorporate an excellent home office/study area. Handy for guests and busy households, a ground floor cloakroom sits discreetly away.

The beautifully curated aesthetic is echoed upstairs where three large bedrooms flow from a central landing that gives everyone their own feeling of space and privacy. Extending out over the full depth of the house, an enviable main bedroom is bathed with sunlight from bay windows that proffer the ideal alcove for a dressing table. Its accent wall blends seamlessly with the carpeting and colour scheme conjuring an elegant feel. A walk-through dressing area is fitted with recessed mirror door wardrobes that enhance the level of sunlight further still and a luxury en suite has a glass framed shower and the contemporary streamline design of an anthracite grey flat panel ladder radiator.

Cherry blossom patterns add a pop of colour to the equally impressive second bedroom and the scallop borders of demi baby blue walls in the third make it an ideal choice for a nursery or playroom. Together these two excellently sized bedrooms share a notable family bathroom with the textured detailing of ripple tiles. Landing cupboards supply handy extra storage and complete the layout.

Outside, to the rear the French doors of the dining area tempt you out onto the admirably broad and deep landscaped patio of an enclosed south-west facing garden that adds a wonderful extension of the house. Perfectly sized for everything from a peaceful morning coffee to al fresco entertaining on a grand scale, it adjoins an established lawn that gives children every chance to play while you recline or dine in the sunshine. A timber framed flowerbed is planted with palms and flowering shrubs, and to the rear a large painted shed has space to store bikes, barbeques and garden furniture safely away.

Solar panels on the roof add energy efficiency and a private driveway at the front of the house provides the convenience of off-road parking for several vehicles.

