



Cedar Close | Lostock Gralam, Northwich | CW9 7XA

EDWARD
mellor



Features

- WITH FANTASTIC REAR VIEWS
- A superb 3/4 bed 2 bath detached family house
- With 3 reception rooms and conservatory
- Attractive kitchen & upgraded bathroom
- Excellent off road parking & private gardens

A GREAT OPPORTUNITY TO BUY A HOUSE WITH STUNNING VIEWS - This is a modern detached family house built 1986 which is perfect for a growing family. With gas central heating the spacious accommodation comprises entrance hall, family room,

lounge with feature fireplace and bay window, dining room, conservatory, kitchen, utility room and cloakroom. To the first floor there is a master bedroom with en suite shower room, bedroom 2 with view, bedrooms 3 and 4 or work from home space with view

which can be reverted back to its original design as 4 separate bedrooms if required and an upgraded bathroom. Outside there is a brick paved drive giving ample off road parking and secluded rear gardens onto farmland.



The property stands at the end of a quiet cul de sac and is part of a very popular and well established development built in 1986. The area lies between the two towns of Knutsford and Northwich which both offer excellent shopping and leisure facilities. Within Lostock Gralam there is a highly rated school, children's play area, convenience store and a Costa drive through. This is a great location for the business traveller as the M6 is 4 miles and M56 9 miles. Lostock Gralam has its own railway station which is on the Manchester to Chester line. Delightful open countryside is easily accessible and local landmarks include Marbury Country Park, Anderton Nature Reserve and Tatton Park.

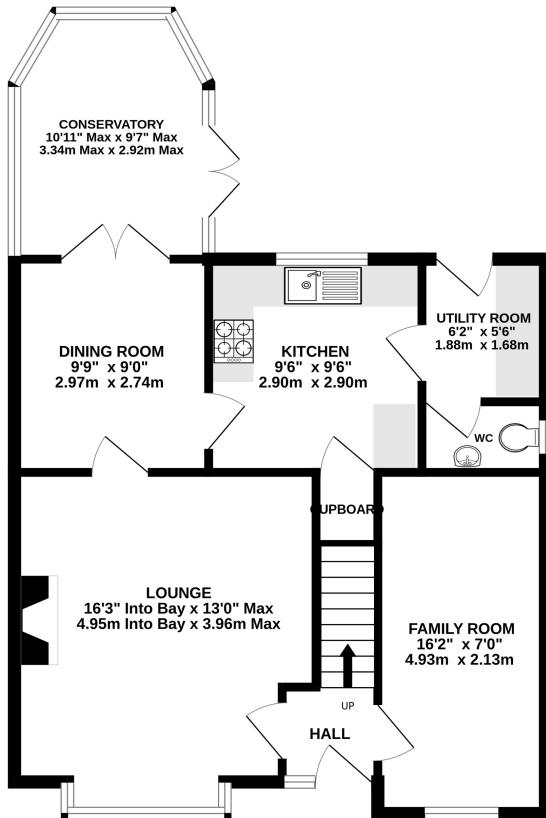
SERVICES : Mains water, gas, electricity and drainage. Gas central heating with boiler located in the garage.

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 and are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band -D . Energy Efficiency Rating - D

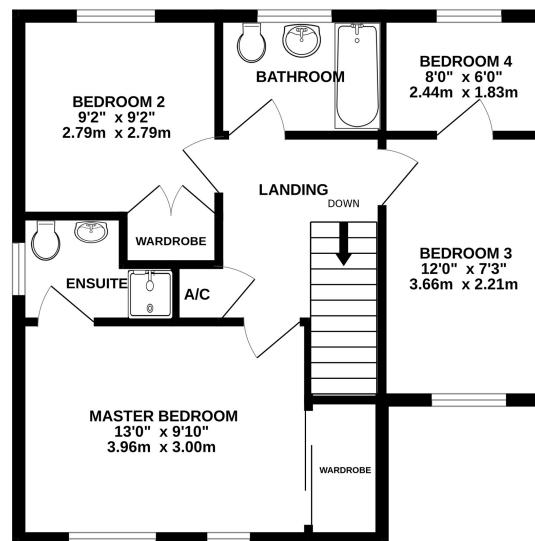
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

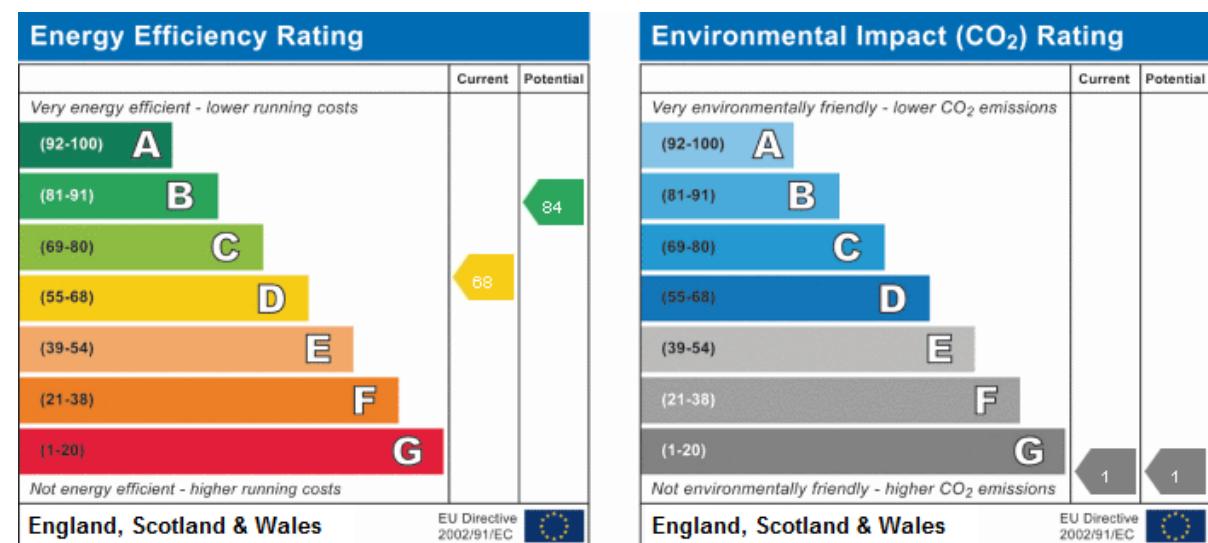


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating



10, The Bull Ring, CW9 5BS
 T: 01606 455 14
 E: northwich@edwardmellor.co.uk



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.