



School Lane | Lostock Gralam | CW9 7PT

EDWARD  
**mellor**



## Features

- A superbly presented detached bungalow
- Fitted kitchen and upgraded shower room
- Two double bedrooms
- Gas central heating and PVCu double glazing
- Garage with driveway and secluded garden

A well appointed 1950s built detached bungalow which stands in a generous secluded plot of 0.13 acre. Having a detached garage with power and light together with a brick paved driveway giving excellent off road parking. With

gas central heating having new radiators and PVCu double glazed windows, the 'ready to move into' layout comprises of a welcoming entrance door with new composite front entrance door, attractive lounge/

dining enjoying a pleasant aspect over the garden, fitted kitchen with integrated oven and hob, two double bedrooms and a completely refurbished shower room.



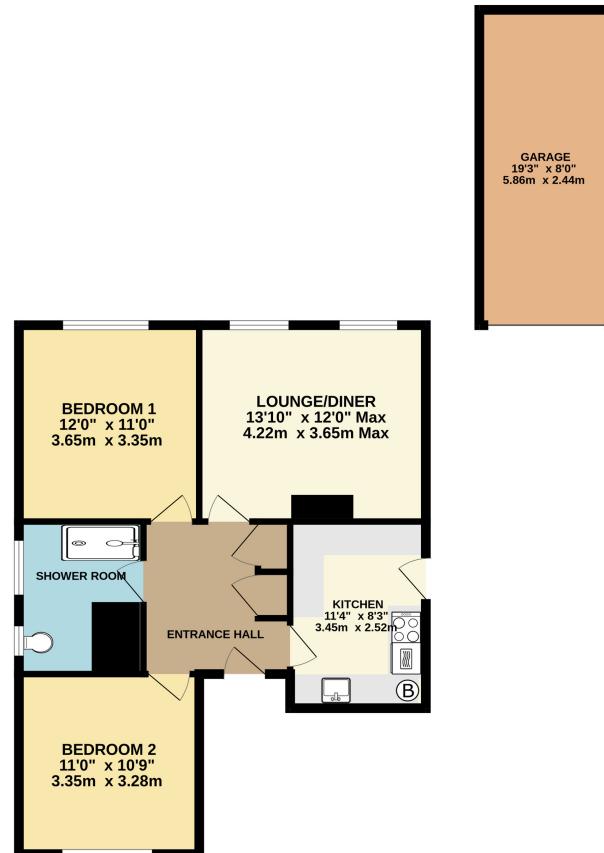
The bungalow commands a fine and fully established position within the old village of Lostock Gralam. Local amenities within walking distance include a convenience store and primary school just yards away. The area is well placed for the towns of Northwich and Knutsford, both of which offer comprehensive shopping and leisure facilities. For commuting there is easy access to the A556 and M6 motorway connecting to many major commercial centres such as Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Lostock Gralam also has its own railway station which is part of the Manchester to Chester line.

**SERVICES :** Mains water, gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band C- Energy Performance Rating Band D

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.

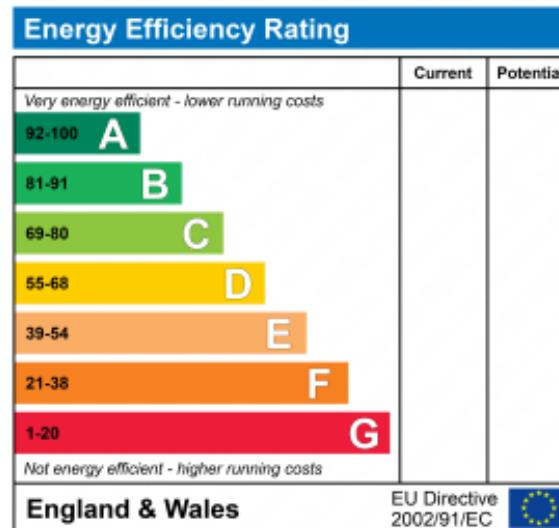


TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, the dimensions, requirements  
of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error,  
omission or mis-statement. This 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.  
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## Important Information

- Council Tax Band: C
- Tenure:Freehold

## EPC Rating



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