



Fitton Street | Lostock Gralam | CW9 7PW

EDWARD  
melior



## Features

- A spacious and restored end of terrace house
- With 3 bedrooms plus excellent loft room
- Gas central heating & PVCu double glazed
- Well situated in a small quiet street
- In Lostock Gralam village near to school

Spacious and traditional end of terrace home offering light and airy accommodation with high ceilings throughout. With gas central heating having a combi boiler and PVCu double glazed windows, this well-presented property in summary comprises entrance hall, impressive lounge with the focal point of a

feature fireplace and a generous fitted kitchen with integrated oven and hob together with dining and utility areas, perfect for everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a beautifully appointed family bathroom with separate shower. There is an

excellent boarded loft room with roof windows offering versatile space suitable for a home office or hobby room. Externally, the property provides off-road parking to the front and an enclosed rear space with attractive Indian stone paving.



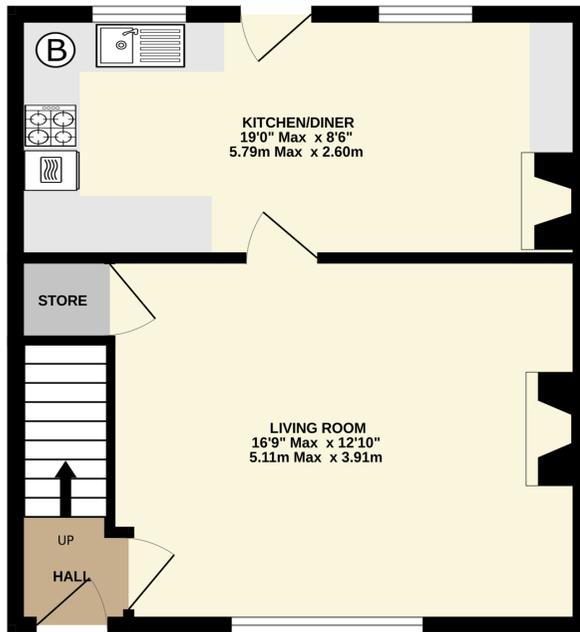
The house commands an established position within the old village of Lostock Gram. Local amenities within walking distance include a convenience store and primary school just yards away. The area is well placed for the towns of Northwich and Knutsford, both of which offer comprehensive shopping and leisure 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 Gram 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 A - Energy Performance Rating Band E

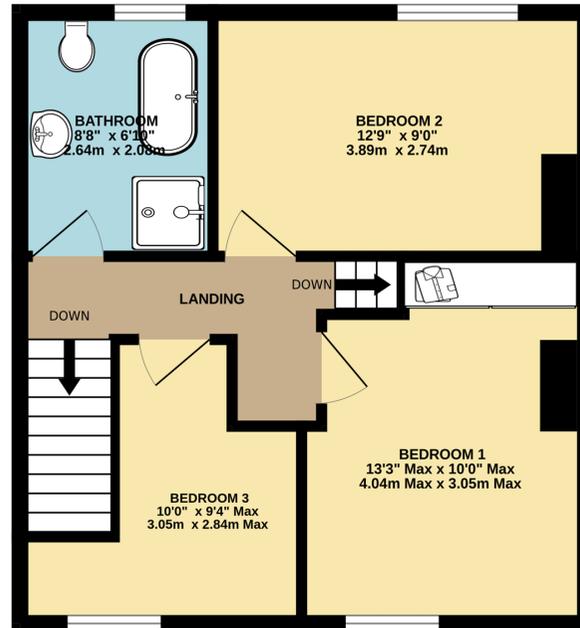
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

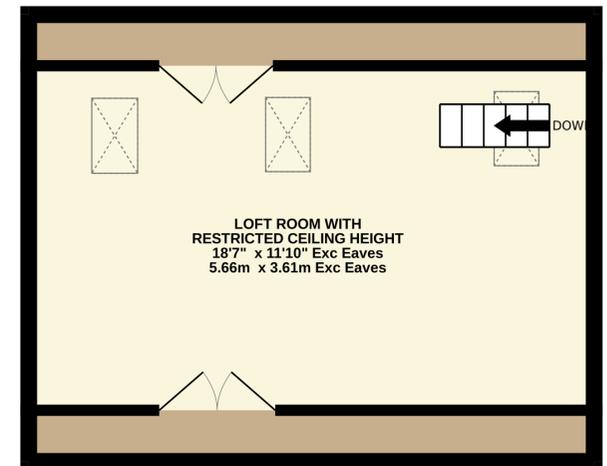
GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

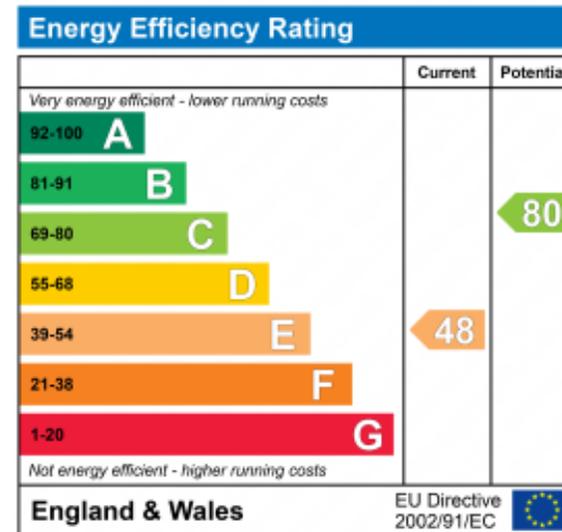
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, 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: A
- Tenure:Freehold

## EPC Rating



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