

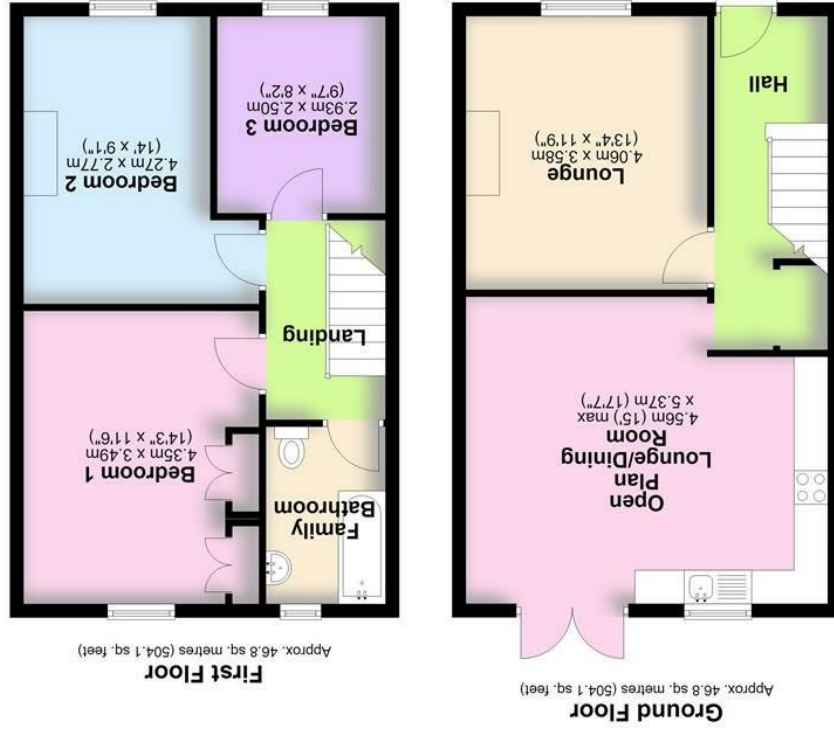
MISREPRESENTATION ACT 1967.

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

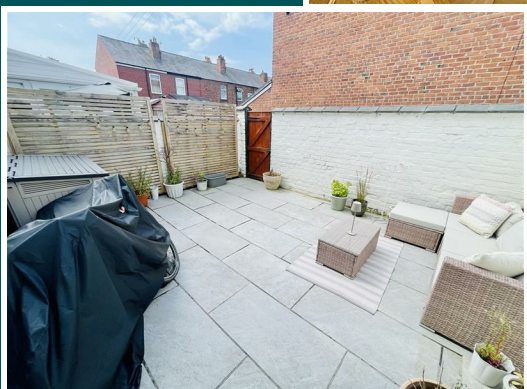
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 93.7 sq. metres (1008.3 sq. feet)

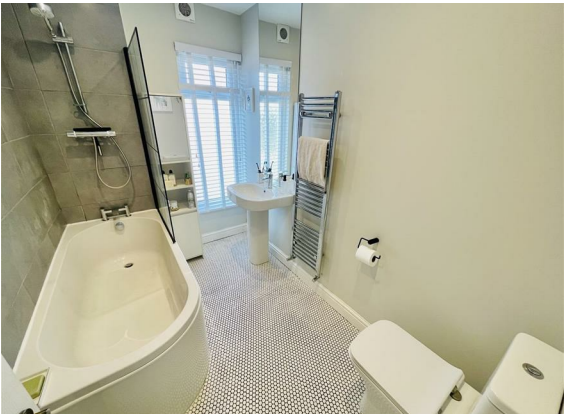
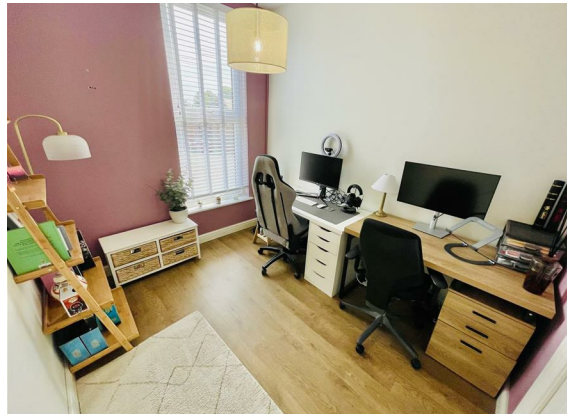


OFFERS IN THE REGION OF £220,000



46 STATION ROAD
 LOSTOCK GRALAM
 NORTHWICH
 CW9 7PN

3 1 1 C
 COUNCIL TAX BAND: B



An immaculately presented three bedroom period terraced property located within walking distance of Lostock Gralam train station

Tenure

Freehold with a peppercorn ground rent of £3 per annum.

Description

Purchased by the current vendors three years ago this property has been maintained throughout and is the perfect opportunity for first time buyers and downsizers looking to acquire a low maintenance property with excellent transport links.

Externally the property has on street parking to the front aspect and a tiled patio with ample seating an outside water tap with access to the alleyway for bin storage to the rear aspect.

Ground floor accommodation comprises spacious hallway with oak effect laminate flooring throughout the downstairs, bespoke understairs reading nook, storage, stairs to the first floor and provides access to the lounge and the open plan kitchen/dining room.

The cosy lounge measures over 13ft by 11ft with typical high ceilings associated with period properties, a large double glazed window and a feature brand new log burner creating a light and airy reception room.

The open plan kitchen dining room measures over 15ft by 17ft with French doors and a double glazed window to the rear aspect,, a range of low level and eye level units, one of which houses the three year old Worcester combi boiler, a feature island, integrated appliances including an electric grill and oven, extractor hood, a four ring gas hob, washing machine and family sized dishwasher.

Upstairs comprises of a spacious landing with access to two double bedrooms (the master with fitted wardrobes), and a third bedroom/study which has access to the partly boarded loft and a modern three-piece family bathroom

Lostock Gralam is a picturesque semi-rural village nestled just south of Northwich town centre in Cheshire. A peaceful village setting with immediate access to essential amenities, excellent schools, and outstanding transport links to Manchester, Liverpool, and Warrington.

Northwich town centre is located within a five minute drive and provides supermarkets and high street shops for everyday needs, along with restaurants and cafes offering diverse dining experiences. The Barons Quay development has brought modern retail and dining venues to the area, reducing the need to travel to larger cities for entertainment or shopping.

Healthcare provision is well-established in the area, with multiple GP surgeries located in Northwich within a five-minute drive, ensuring that medical services are readily accessible. Leighton Hospital, located nearby in Crewe, provides specialist services and emergency care. This combination of local GPs and nearby hospital facilities provides comprehensive healthcare coverage and peace of mind for families.

The Lostock Gralam Community Association provides a welcoming hub for village life, featuring a large community hall, committee room, and well-equipped kitchen facilities. The association regularly hosts community groups and activities, including parents and toddlers sessions, yoga classes, and dance lessons, fostering the strong sense of community that defines the village. The large car park with lighting ensures safe and convenient access for all visitors.

Lostock Gralam C of E Primary School serves the village's younger residents with distinction. Rated Good by Ofsted, the school is described as a welcoming and nurturing environment where pupils genuinely enjoy coming to learn. For secondary education, the catchment area includes several highly-rated schools that provide excellent opportunities for older students. The County High School in Leftwich has achieved an Outstanding Ofsted rating, Hartford Church of England High School, also located nearby, holds a Good rating and provides a strong alternative for families seeking a Church of England education and The Grange private school in Hartford and Sir Johns Deans Sixth Form college in Kingsmead are both outstanding.

One of Lostock Gralam's greatest strengths lies in its exceptional transport infrastructure. The village sits on the Mid-Cheshire Line, which connects Chester to Manchester with regular hourly services throughout the day. Lostock Gralam Railway Station, just a short walk away, offers modern, comfortable trains to Manchester Piccadilly in approximately 35 minutes while Hartford train station is only a 20 minute drive away connecting commuters to Liverpool and London. The journey to Chester takes a similar 36 minutes, whilst the station benefits from 18 or more daily services, providing genuine flexibility for commuters. For those preferring road travel, the A556 dual carriageway provides direct access to the M6 and M56 motorways, opening up rapid connections to Altrincham which is a 20 minute drive away.