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 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.



**OFFERS IN THE REGION OF £250,000**



**7 BIRCH GROVE  
 LOSTOCK GREEN  
 NORTHWICH  
 CW9 7SS**

**3** **2** **1** **E**   
**COUNCIL TAX BAND: D**



\*\*\*VIDEO TOUR AVAILABLE\*\*\* Recently marketed via private treaty having being previously advertised for auction is this spacious CHAIN FREE property, available with VACANT POSSESSION on Birch Grove in Lostock Green.

Located at the end of a quiet cul-de-sac, in the heart of Lostock Green village, this three bedroom detached, freehold property sits on a desirable corner plot at the end of Birch Grove and is the perfect opportunity for first time buyers and growing families.

In need of modernisation throughout this 1970s property has a spacious driveway for multiple vehicles and a laid to lawn garden to the front aspect. The side gate provides access to the rear of the property and accommodation boasts entrance hallway, lounge through dining room, conservatory and kitchen. Upstairs boasts three double bedrooms and a three piece shower room. Finally a spacious garden can be found to the rear aspect followed by a detached single garage to the side aspect.

Located just 2 miles away from Northwich town centre and 8 miles away from Knutsford, home to all the bars and restaurants and of course, Tatton Park. Within close proximity is the A556 connecting you to both the M6 and the M56 motorways, Lostock Gralam train station, connecting commuters to both Manchester and Liverpool city centres. Local amenities include the Cheshire Grill, Country Pub and Steakhouse in Lostock Green along with the Three Greyhounds Inn and Shakely Mere in Allstock, ideal for dog walking enthusiasts.

#### Externally

Large driveway for multiple vehicles with access to the garage and a lawned garden to the front aspect. Partly block paved, partly gravel, enclosed garden and bin store to the rear aspect.

#### Entrance Hallway

Entered via a frosted glass panelled UPVC door, two frosted double glazed windows to the front aspect, laminate flooring, single radiator, large under stairs storage cupboard and one ceiling light point.

#### Lounge

Laminate flooring, two single radiators, tv aerial point, large double glazed window to the front aspect, original fireplace, sliding door leading to dining room and one ceiling lights point.

#### Dining Room

Laminate flooring, single radiator, French doors leading to conservatory, door leading to kitchen and one ceiling light point.

#### Kitchen

Lino flooring, low-level and eye-level units with granite effect taps, cupboard housing Baxi boiler, integrated Hotpoint double oven, gas hob, space for slimline dishwasher and fridge, large double glazed window to the side aspect, frosted glass panelled UPVC door leading to the rear garden and one ceiling light point.

#### Conservatory

Tiled flooring, floor to ceiling glass and French doors leading to the rear garden.

#### Landing

Large double glazed window to the side aspect and one ceiling light point.

#### Shower Room

Lino flooring, single radiator, walk-in power shower cubicle, sink with vanity storage beneath, toilet, storage cupboard housing hot water tank, large frosted double glazed window to the front aspect, loft hatch and one ceiling light point.

#### Bedroom One

Laminate flooring, single radiator, large double glazed window to the front aspect and one ceiling light point.

#### Bedroom Two

Single radiator, large double glazed window to the rear aspect and one ceiling light point.

#### Bedroom Three

Single radiator, large double glazed window to the rear aspect and one ceiling light point.

#### Garage

#### N.B

This property is located within 222 metres of HS2, on the opposite side of the A556.