



Wright Marshall  
Estate Agents

58 TOWNSHEND ROAD, LOSTOCK GRALAM,  
NORTHWICH CW9 7QW

ASKING PRICE £165,000



This light and spacious semi-detached property is offered with no chain, sits on a corner plot with a spacious west facing rear garden, a single garage and driveway to the rear. Set back from the road, a low maintenance gravel garden and spacious porch can be found to the front aspect, with access down the side of the property via a side gate, providing easy access to the bin store and rear garden.

Accommodation boasts porch through entrance hallway, spacious dual aspect lounge with brand new laminate flooring throughout, modern kitchen with integrated appliances, useful utility room with direct access to the rear garden, two double bedrooms and a modern three piece family bathroom upstairs.

This property is located within close proximity of Lostock Gralam train station, combined with the A556, M56 and M6 motorways, connecting you to Chester, Manchester, Liverpool and London, this property is perfectly suited for commuters. Lostock Gralam Church Of England primary school is located within walking distance and secondary schools including The Rudheath Senior Academy, Hartford High School and finally Sir John Deans Sixth Form College are only a short drive away. To schedule a viewing, please call 01606 41318 or email [northwich@wrightmarshall.co.uk](mailto:northwich@wrightmarshall.co.uk)

### Externally

Partly gravel, partly block paved garden to the front aspect, block paved path leading to the porch, side gate leading to the rear aspect where the gas metre is located. To the rear aspect a partly gravel, partly block paved, west facing garden can be found followed by two brick built stores, a single detached garage and a concrete driveway.

### Porch

Entered via a glass panelled UPVC door, two large double glazed windows to the front aspect and one ceiling light point.

### Entrance Hall

Entered via a glass panelled timber door, laminate flooring, cupboard housing consumer unit and electric metre, single radiator, frosted window to the front aspect, stairs leading to landing and one ceiling light point.

### Lounge

18'9 x 11'1 (5.72m x 3.38m)

Laminate flooring, single radiator, large double glazed bay fronted window to the front aspect and a large double glazed window to the rear aspect, frosted glass panelled door leading to the kitchen and one ceiling light point.

### Kitchen

13'9 x 6'10 (4.19m x 2.08m)

Laminate flooring, single radiator, sliding door leading to pantry, low-level units with oak effect tops built-in Zanussi oven, built in gas hob and extractor fan, wall mounted Baxi combi boiler, sink with drainer, double glazed windows to both the side and rear aspects, frosted glass panelled door leading to the utility room, understairs storage and one ceiling light point.

### Landing

Laminate flooring, large double glazed window to the rear aspect, loft hatch and one ceiling light point.

### Bedroom One

16'9 x 8'6 (5.11m x 2.59m)

Laminate flooring, single radiator, large double glazed windows to both the front and the rear aspects, built-in wardrobe and one ceiling light point.

### Bedroom Two

11'5 x 9'1 (3.48m x 2.77m)

Laminate flooring, single radiator, large double glazed window to the front aspect, built-in wardrobe, built-in storage cupboards and one ceiling light point.

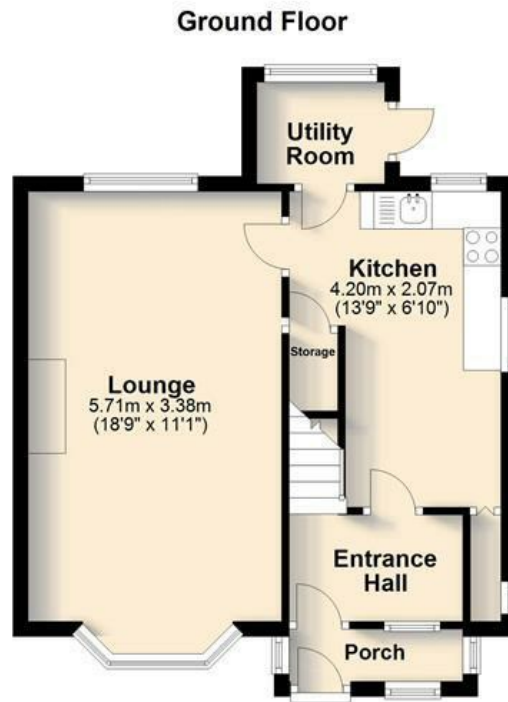
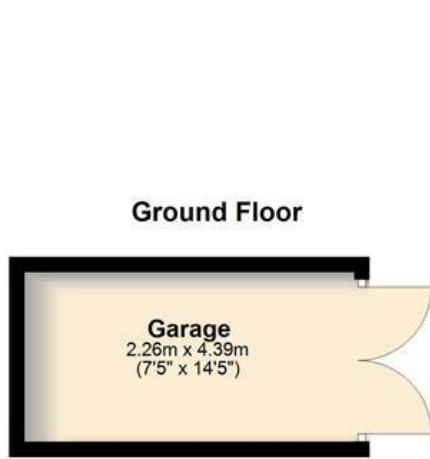
### Family Bathroom

Lino flooring, toilet, sink, roll top bath with power shower over, heated towel rail, floor to ceiling tiles, frosted double glazed window to the rear aspect and one ceiling light point.

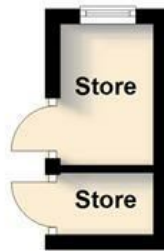








**Ground Floor**



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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