

MISREPRESENTATION ACT 1967.

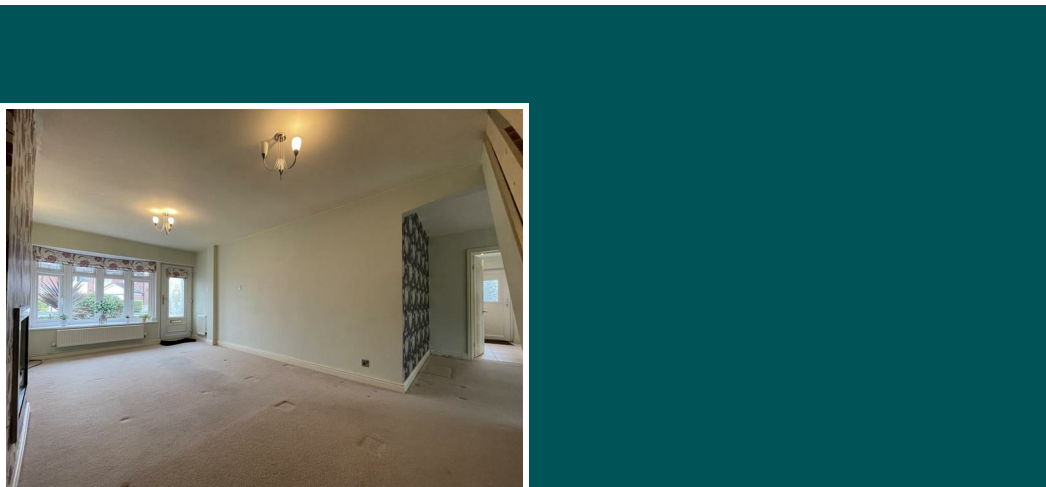
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



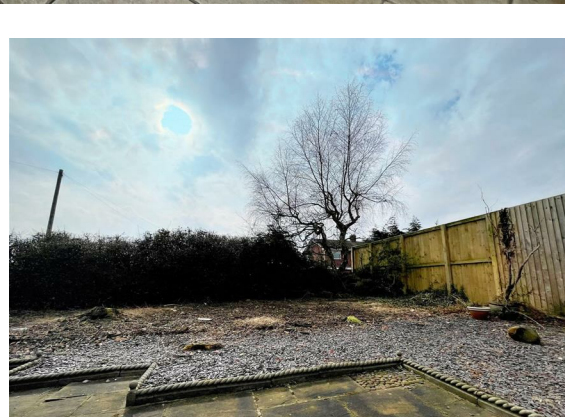
OFFERS IN THE REGION OF £265,000



12 AITCHISON ROAD
 LOSTOCK GRALAM
 NORTHWICH
 CW9 7PB



COUNCIL TAX BAND: C



THREE BEDROOM, CHAIN FREE, FREEHOLD, extended, semi-detached property, situated on a desirable corner plot, on Aitchison Road in Lostock Gralam. This deceptively spacious and bright property is ideal for a growing family, located within close proximity to Northwich town centre. Accommodation boasts lounge, dining room, utility room, downstairs WC, Kitchen, conservatory through to the large, partly block paved, partly gravel, south west facing rear garden. Upstairs accommodation includes two double bedrooms, a third bedroom/study followed by a three piece family bathroom with a large walk in power shower. 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

Externally

Partly lawned, partly gravel front garden, block paved driveway for three vehicles, wall mounted external light and side gate leading to rear garden where a large partly block paved, partly gravel, south west facing garden can be found along with a timber shed.

Lounge

Three single radiators, TV aerial point, large double glazed bay fronted window to the front aspect, gas fire, two wall mounted light points and two ceiling light points.

Dining Room

Double radiator, glass panelled french doors leading to the conservatory and one ceiling light point.

Kitchen

Tiled flooring, single radiator, low-level and eyelevel oak effect units with granite effect tops, integrated double oven and electric hob, integrated Neff extractor fan, sink with drainer, double glazed window to the rear aspect and five ceiling spotlights.

Conservatory

Tiled flooring and glass panelled UPVC french doors leading to the large, partly paved, partly gravel, south west facing rear garden.

Utility Room

Tiled flooring, low-level and eyelevel oak effect units with laminate tops, space for washing machine, dryer and fridge freezer, glass panelled UPVC door leading to the side aspect, double glazed window to the front aspect and a frosted double glazed window can be found to the rear aspect, loft hatch and five ceiling spotlights.

WC

Tiled flooring, single radiator, toilet, sink, frosted double glazed window to the rear aspect and two ceiling spotlights.

Landing

Three ceiling spotlights, loft hatch and storage cupboard housing the Worcester combi boiler.

Bedroom One

Single radiator, double glazed window to the front aspect, built-in triple wardrobes and desk, TV aerial point and one ceiling light point.

Bedroom Two

Single radiator, double glazed window to the front aspect of one ceiling light point.

Bedroom Three

Single radiator, sliding door leading to built-in wardrobe, double glazed window to the rear aspect and one ceiling light point.

Family Bathroom

Tiled flooring, heated towel rail, toilet, sink, panelled bath, large walk-in power shower, two frosted double glazed windows to the rear aspect, extractor fan and four ceiling spotlights.

Garage

Wall mounted gas and electric metres and one ceiling light point.