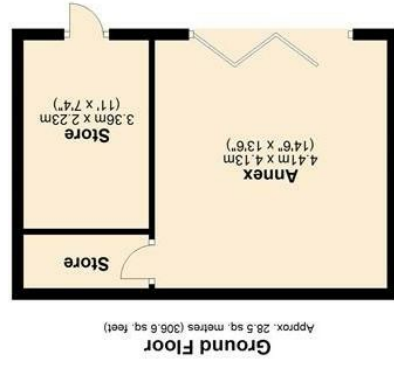


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part 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. 138.2 sq. metres (1487.2 sq. feet)



**OFFERS IN THE REGION OF £325,000**



**7 WILSON CRESCENT  
 LOSTOCK GRALAM  
 NORTHWICH  
 CW9 7QH**

**4** **2** **3** **C**  
**COUNCIL TAX BAND: B**



Extended family home with large south facing garden and fully insulated annex

### Description

Purchased by the current vendors 20 years ago, this property has been modernised throughout and extended to create a fantastic open living space for the family to enjoy.

Accommodation comprises spacious porch with plenty of hanging space, shoe and pram storage, spacious modern kitchen with fitted appliances, understairs storage and utility room housing the washing machine, tumble dryer and wall mounted combi boiler through shower room, ideal for young children with muddy sports kit and pets after a long walk across nearby Wincham.

The lounge has been extended to create a 16'5ft by 14'5ft living space with velux windows and sliding doors onto the rear south facing garden, flooding the room with natural light.

Upstairs comprises a large principal bedroom overlooking the rear garden, two further double bedrooms, a single bedroom and a modern three-piece family bathroom.

Externally the current vendors park three large vehicles on the gravel driveway and the garden has been recently been updated to create a sizeable play area.

The 306 square feet, fully insulated annex with two separate stores was built within the last 6 months and benefits from both electricity and water, perfect for teenage children and elderly relatives if separate accommodation is required.

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.

