



HINCHLIFFE
HOLMES



2 CEDAR CLOSE



GROUND FLOOR

Entrance Hall | Kitchen | Dining Room | Lounge
Utility Room | WC

FIRST FLOOR

Landing | Bedroom One - En-suite | Bedroom Two
Bedroom Three | Bathroom

OUTSIDE

Parking | Garage | Gardens

2 CEDAR CLOSE

Lostock Gralam | Northwich | CW9 7XA

Situated in a sought-after picturesque village location within walking distance to amenities, this beautiful three bedroom detached family dwelling sits on a generous corner plot and offers a wealth of space throughout. This property features two reception rooms, beautiful landscaped private garden and off road parking for multiple vehicles.

The property is situated in a wonderful position of Lostock Gralam sitting approximately 3 miles to the East of Northwich town centre. Northwich provides an abundance of local, independent shops, bars, cafes and restaurants which sit alongside more

established high street brands. For closer to hand amenities the development offers a local shop and public house/restaurant. The local primary school is an enviable proposition for families with an Outstanding Ofsted rating. For further commuting options the home is located close to the A556 giving excellent access for a South Manchester commute. The vibrant towns of Knutsford, Chester, Macclesfield and Altrincham are all close to hand for days or nights out. Liverpool John Lennon Airport is approximately 24 miles from the home and Manchester Airport is approximately 14 miles in a Northerly direction.



























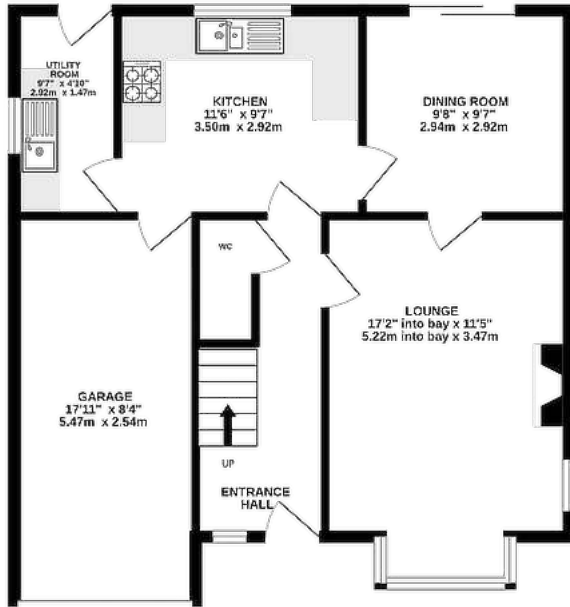








GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band D.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

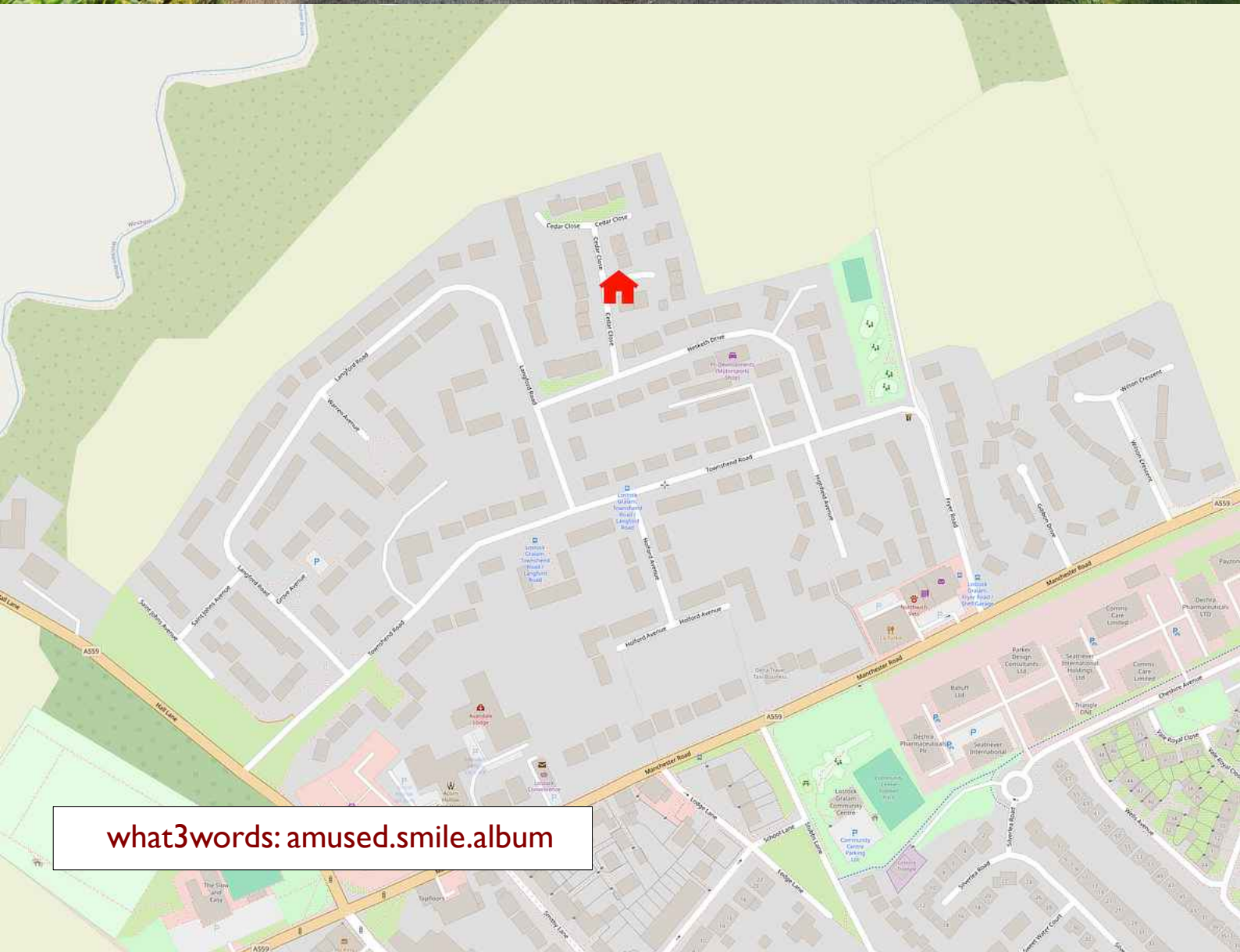
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, 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;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



what3words: amused.smile.album



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1 %
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

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SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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★★★★★


BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Ben Hinchliffe

2022-2023



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& NORTH WEST

GOLD



BEST
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MARKETING | SERVICE | RESULTS





HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

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LAND & NEW HOMES | PROPERTY MANAGEMENT

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