



**HINCHLIFFE  
HOLMES**



**46 SILVERLEA ROAD**



# 46 SILVERLEA ROAD

Lostock Gralam | CW9 7FE

Sit within a highly desirable development within Lostock Gralam, this beautiful family home provides generous accommodation throughout. This includes, four well-proportioned bedrooms, two bathrooms, living room which is complimented with a family dining kitchen. To the rear is a landscaped private garden, garage and off road parking.

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.

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

## GROUND FLOOR

Entrance Hall | Dining Kitchen | Lounge | WC

## FIRST FLOOR

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

## OUTSIDE

Parking | Garden Office | Store | Gardens



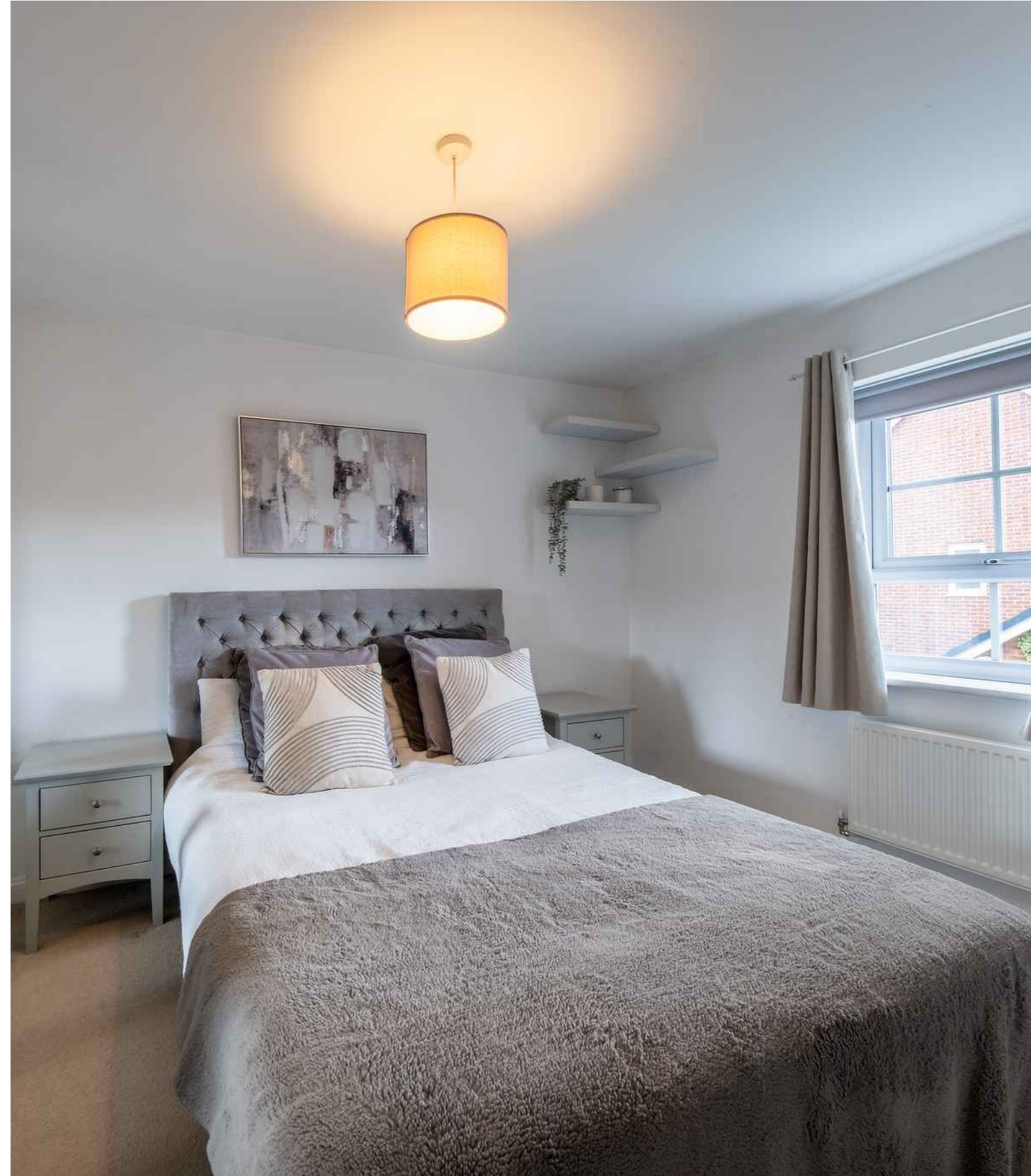










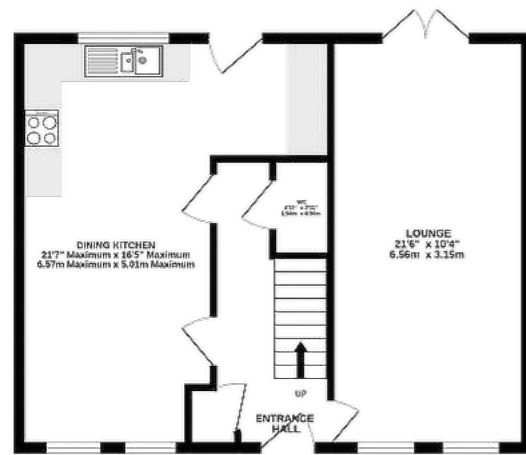




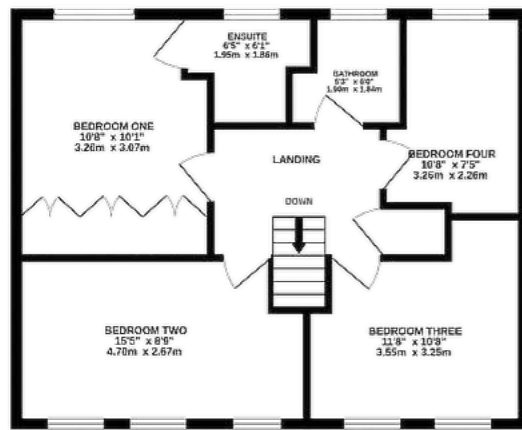
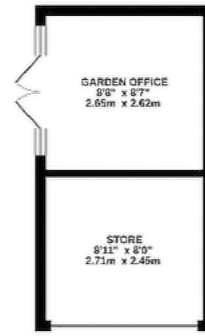








GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.4 sq.m.) approx.



what3words: producers.shining.driver

**TENURE**

Leasehold. 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.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (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;
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- (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.



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

### 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.

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.

### 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**





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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