HINCHLIFFE
HOLMES



30 SMITHY LANE



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Lostock Gralam | CW9 7PZ

Sat within a highly desirable position within Lostock Gralam, this fantastic two double bedroom property is beautifully presented throughout. This property features two reception rooms alongside the kitchen breakfast room and a double storey extension which aides in a sense of space to the first floor. Externally, you are greeted with off road parking and a stunning landscaped rear garden.

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

Entrance Hall | Kitchen | Dining Room | Lounge

FIRST FLOOR

Landing | Bedroom One | Bedroom Two | Bathroom

OUTSIDE

Parking | Gardens

HINCHLIFFE HOLMES




















ABSTRACT



























TENURE
Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)
We believe that mains water, electricity, central heating and drainage are connected.

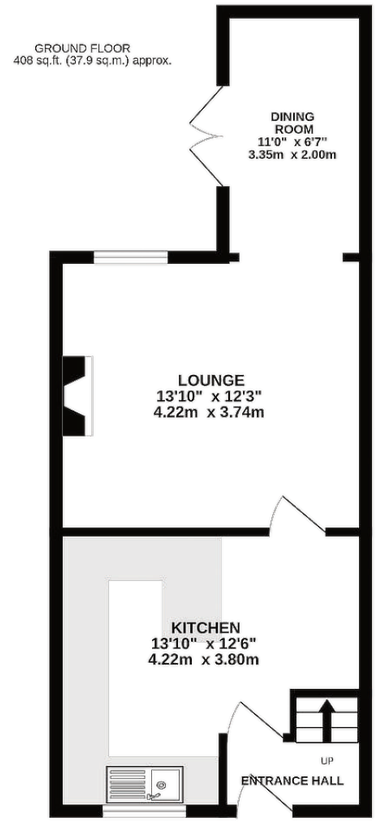
LOCAL AUTHORITY
Cheshire West And Chester. Council Tax – Band C.

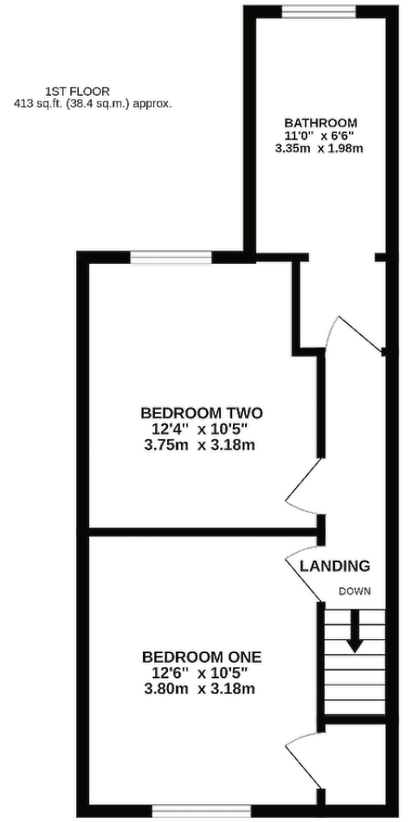
POSSESSION
Vacant possession upon completion.

VIEWING
Viewing strictly by appointment through the Agents.

AML (ANTI-MONEY LAUNDERING)
As an estate agency we are required by law and enforced by HMRC to undertake anti-money laundering checks on all those selling, buying, or letting a property.
Whilst we retain responsibility for ensuring required checks are carried out correctly, we also use a third-party company (Credit Safe/Credas), who will send a link to you to action once you have agreed to instruct us in your sale, letting or had an offer accepted on a property you wish to buy.
The cost of these checks is £30 plus VAT (£36 including VAT) per person, which covers the cost of obtaining relevant data and any manual checks which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor/landlord) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable. The same check and associated cost is also undertaken on all landlords.

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;
(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.





TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.



HINCHLIFFE
HOLMES

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

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 marking 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.

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 **40,000** viewings arranged

£700 MILLION worth of property sold

on average **98.6%** of asking price achieved

OVER **8,500** OFFERS



HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | EXCLUSIVE LISTINGS
LAND & NEW HOMES | PROPERTY MANAGEMENT

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