



Birches Lane, Lostock Green, Northwich CW9 7SN

Offers in excess of £350,000

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Entrance Porch

Double glazed to 3 sides and opens into Entrance Hall. Laminate flooring.

Entrance Hall

Laminate flooring, radiator. Door to under stairs storage cupboard. Stairs leading to 1st floor.

Cloakroom WC

Double glazed window to side elevation. Low-level WC and wash hand basin.

Lounge Diner

28'2" x 11'11" (8.59m x 3.63m)

Double glazed window to front elevation, laminate flooring. Two radiators and wall lights. Double glazed bi-folding doors leading onto rear garden.

Kitchen

10'11" x 8'2" (3.33m x 2.49m)

Fitted with a modern range of wall and floor units with granite work surface over incorporating sink and drainer with mixer tap. Integrated hob and oven integrated fridge freezer and wine cooler. Wall mounted boiler. Double glazed window to rear elevation door leading to garden.

Landing

Double glazed window to side elevation, storage cupboard. Doors leading onto;

Bedroom One

14'5" x 12'0" (4.39m x 3.66m)

Double glazed window to rear elevation. Radiator. Double door fitted wardrobe with shelving and hanging space.

Bedroom Two

12'00" x 11'00" (3.66m x 3.35m)

Double glaze window to front elevation and radiator. Double doors fitted robe and loft hatch.

Bedroom Three

11'00" x 8'3" (3.35m x 2.51m)

Double glazed window to rear elevation. Radiator.

Family Bathroom

Fitted with a modern suite consisting of Panelled bath with shower over, Low level w.c and wash hand basin. Tiled walls. Heated towel radiator. Inset spots to ceiling. Double glazed window to front elevation.

Externally

Front

Enter the front garden via a set of double wrought iron gates. Lawn area edged with a border for shrubs and plants. Hedgerow to the front to offer a degree of privacy. Imprinted concrete to allow for the pathway which continues along the side of the property which allows for off road parking for several vehicles.

Garage

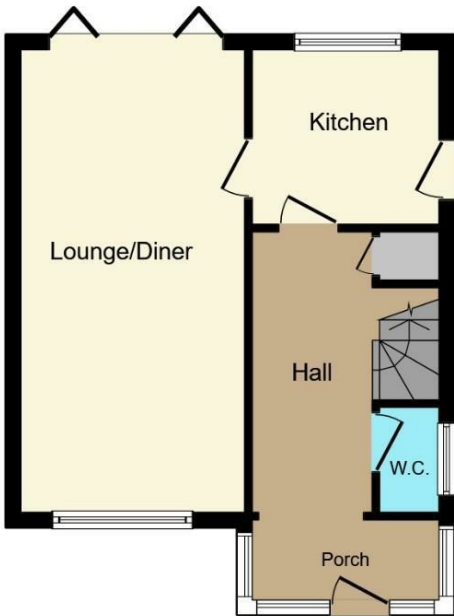
Detached from the home and accessed via an up and over door. Has lighting and power as well as window to the rear elevation.

Rear

Predominantly laid to lawn with ample mature trees and plants leading down to the pond which overlooks the farmland. The imprinted concrete also continues along the rear of the property and leads you onto the decked seating area.



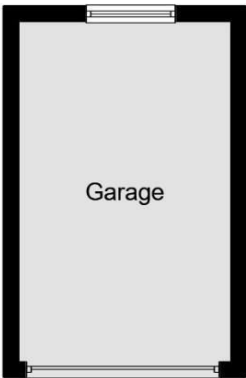
Floor Plan



Ground Floor



First Floor



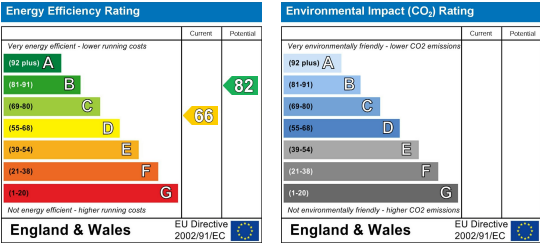
Garage

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact us on 07743532615 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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