

Arthur Street, Lostock Gralam, Northwich

Asking Price: £450,000

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Bridgfords are delighted to bring to market this fabulous 4-bedroom, 2-bathroom, 2-kitchen home situated on a terrific, private plot showcasing stunning views and presented to high standards throughout with approximately 2330 square feet of living space.

This superb family home comprises, in brief, to the ground floor a porch, welcoming entrance hall, guest WC, study, lovely lounge, sitting room, and a kitchen / dining room with integrated appliances, beautiful worktops and access to the rear patio / garden; truly a culinary haven.

The first floor is adorned with a landing, three double bedrooms, a beautiful family bathroom and an en-suite bathroom adjoined to the annex bedroom. The annex itself is completely self-contained, featuring a bedroom with an en-suite bathroom, stairs to the living area, modern kitchen and separate access to the rear patio. This represents fantastic potential for living independently of the main house.

Externally to the rear, there is a spacious enclosed patio area with direct access to fields and breathtaking views. The front of the property offers ample off-road parking through a uniquely large driveway and a stunning lawned garden with a pathway leading to the porch.

The lifestyle here is defined by convenience and excellence. For families, the educational opportunities are peerless. A short walk brings you to the gates of Lostock Gralam Church of England Primary School, an institution that consistently meets the highest DfE benchmarks with its Outstanding Ofsted rating. For older students, the home is perfectly placed for The County High School in Leftwich and the nationally renowned Sir John Deane's Sixth Form College.

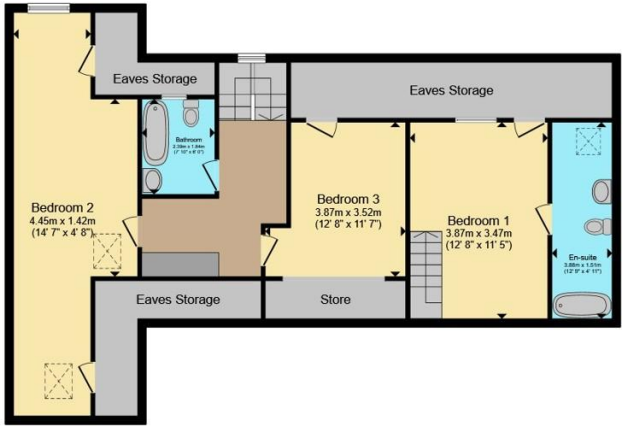
Everything you need is within a short, pleasant stroll. You can embrace the morning with a coffee at Costa or grab a quick bite at Subway and the local Co-op for daily necessities - all within less than ten minutes' walk away. For evenings out, you are steps away from a craft ale at The Weavers Whistle or exceptional Mediterranean cuisine at La Turka Specialty Grill and Bistro. For those commuting, Lostock Gralam Station is close in proximity, offering direct rail links to Manchester and Chester, while Manchester Airport is a convenient 15 to 20-minute drive away.







Ground Floor



First Floor

Total floor area 216.1 m² (2,327 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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