



9 Stubbs Lane, Lostock Gralam, Northwich, Cheshire, CW9 7FQ

**£300,000**



A stunning four bedroom detached house built by Barratt Homes in 2014 to their Thornbury design. The property is situated on the edge of the development on a leafy lane surrounded by established family homes, which gives the feel of a country village setting. Located minutes' walk from Lostock Gralam COE Primary School, local shops, play-park and railway station, Northwich town centre is a 2 mile drive away and Knutsford 5 miles. Stubbs Lane is ideally situated for commuter access to the A556 and motorway networks. The vendors have upgraded the specification considerably including Amtico Spacia flooring in all wet rooms and in the welcoming reception hall through to the high specification kitchen; a feature power shower in family bathroom, real gas fire and marble surround in lounge, and all interior fitments and furniture can be "sold as seen". This is definitely one not to be missed.

GROUND FLOOR

ENTRANCE HALL

1.97m x 4.42m (6' 6" x 14' 6")  
Amtico Spacia flooring. Built-in storage cupboard. Staircase to first floor.

CLOAKROOM

0.98m x 1.50m (3' 3" x 4' 11")  
WC and wash hand basin.

LOUNGE

3.13m x 6.55m (10' 3" x 21' 6")  
Dual aspect with French doors to the garden. Feature fireplace with gas fire.

KITCHEN/DINING/FAMILY ROOM

2.69m x 6.55m (8' 10" x 21' 6") & 2.07m x 2.03m (6' 9" x 6' 8")  
Dual aspect open plan room with kitchen and utility area and dining/family area. Quality fitted kitchen units with built-in appliances. Amtico Spacia flooring. Door to rear garden.

FIRST FLOOR

LANDING

2.80m x 1.68m (9' 2" x 5' 6")

BEDROOM 1

3.01m x 3.25m (9' 11" x 10' 8")  
Rear aspect. Built-in wardrobes with mirrored doors.

EN-SUITE

1.92m x 1.85m (6' 4" x 6' 1")  
Double shower cubicle, wash hand basin and WC. Amtico Spacia flooring.

BEDROOM 2

4.70m x 2.65m (15' 5" x 8' 8")  
Front aspect.

BEDROOM 3

3.44m x 3.20m (11' 3" x 10' 6")  
Front aspect.



## BEDROOM 4

1.87m x 3.25m (6' 2" x 10' 8")

Rear aspect.

## BATHROOM

1.89m x 1.85m (6' 2" x 6' 1")

Bath with shower and screen over. Wash hand basin. WC.

## EXTERNAL

## GARDENS

Ornamental front garden with low 'box hedging' Enclosed rear garden with patio and lawn.

## GARAGE & DRIVEWAY.

Double length driveway to the side of the house giving access to a DETACHED GARAGE with power and light fitted.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

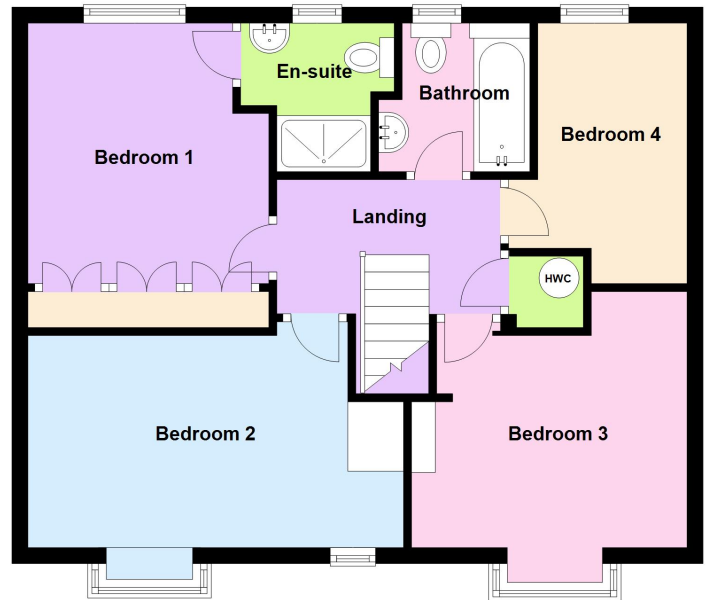
## Ground Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



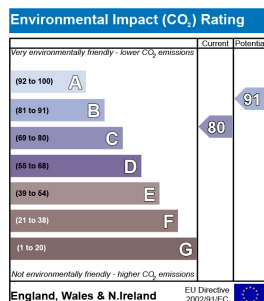
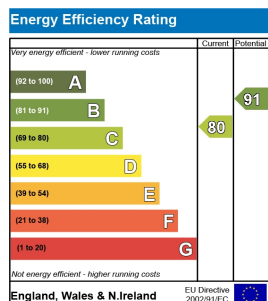
## First Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



Total area: approx. 108.5 sq. metres (1167.8 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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