





# 17 Stubbs Lane

Lostock Gralam, Northwich

A spacious 5-bed home with over 2000 sq ft across 3 floors. Features lounge, dining room, modern kitchen, 4 bathrooms, and parking for 2 cars with double garage. Ideal for a growing family.

Council Tax band: F

Tenure: Leasehold

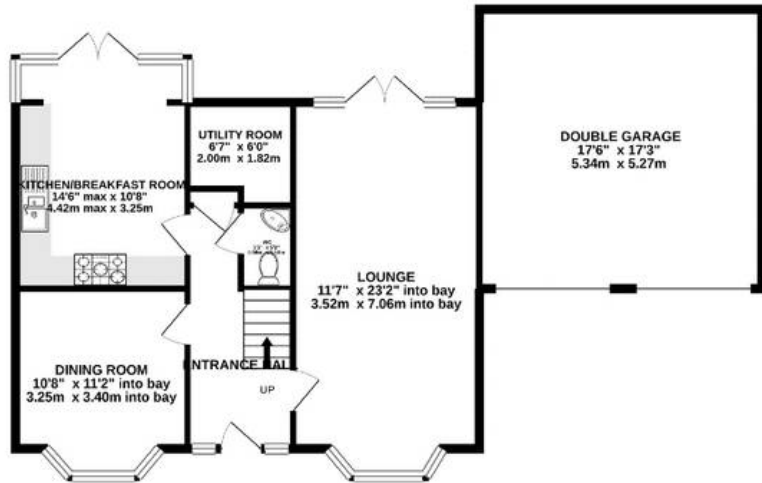
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

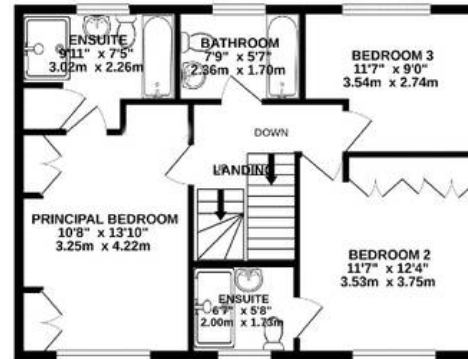
- A spacious detached family home
- Five generous bedrooms & Four bathrooms
- Ample parking & a double garage
- Private lawned rear garden
- Popular amenities & schools within easy reach
- Over 2000 square feet of floorspace



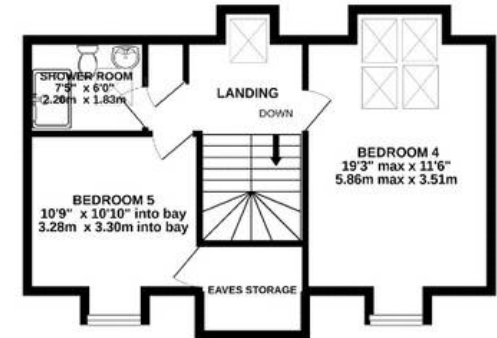
GROUND FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



2ND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 2080 sq.ft. (193.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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