



## Fryer Road

Lostock Gralam, CW9 7QF

- A SPACIOUS MID TERRACED HOUSE
- THREE BEDROOMS
- LOUNGE/ DINING ROOM
- CONSERVATORY
- ENTRANCE PORCH & HALL
- NO CHAIN
- FURTHER POTENTIAL TO IMPROVE
- DRIVEWAY & GARDENS TO FRONT & REAR

**£162,500**







## Property Description

### INTRO

A deceptively spacious THREE BEDROOM mid terraced property is situated in the popular and amenable location of Lockstock Gralam, and is available with NO CHAIN! This family sized home boasts a tarmac driveway for off-road parking with a nice front garden area, and a beautifully presented rear lawned garden. The property has huge potential and requires some re-modernisation. Comprising an entrance porch, hallway, lounge/ dining room, conservatory, kitchen, potential ground floor w.c, and to the first floor are the three bedrooms and bathroom. Gas central heating and UPVC double glazing. On the doorstep to the local park, but also within an ideal spot for local road links and motorways, and the train station being nearby. Viewing essential!

### DIRECTIONS

Please use postcode CW9 7QF. From the A559 Manchester Road, turn into Fryer Road, where the property can be found on the left hand side, just prior to the road forking left.





## ACCOMMODATION

### ENTRANCE PORCH

9' 2" x 7' 4" (2.79m x 2.24m)

A dwarf wall and UPVC conservatory/ porch. UPVC front entrance door and windows. Tiled flooring. UPVC door to:

### ENTRANCE HALL

11' 5" x 6' 8" (3.48m x 2.03m)

An open understairs area, ideal for storage/ cabinets. Tiled flooring. Radiator.

### LOUNGE/ DINING ROOM

18' 6" x 13' 3" (5.64m x 4.04m)

A lounge with a defined space for a dining table. Window to the front, radiator. Laminate flooring. Electric fire with surround. Coving to the ceiling. Ceiling rose with light fitting. Sliding door to:

### CONSERVATORY

9' 10" x 8' 5" (3m x 2.57m)

A dwarf wall and UPVC conservatory. UPVC rear entrance door and windows. Perspex roof. Cushion flooring.

### KITCHEN

11' 4" x 10' 4" (3.45m x 3.15m)

With a window overlooking the rear garden, and offering base and wall mounted cupboard units, with worksurfaces over with splash back tiling. Space for a electric oven/grill with gas fitting for the hob. Space for a tall standing fridge freezer. Space/ plumbing for a washing machine or dishwasher. Radiator. Tiled floor.

### STORE/ POTENTIAL W.C

6' 9" x 2' 8" (2.06m x 0.81m)

Electric consumer unit. Tiled floor. Coat hooks. Has the potential to make a ground floor W.C.

### FIRST FLOOR LANDING

Window to the front.

### BEDROOM ONE

12' 2" x 10' 1" (3.71m x 3.07m)

Window to the rear, radiator. Fitted wardrobes.

### BEDROOM TWO

11' 4" x 10' 5" (3.45m x 3.18m)

Window to the rear, radiator. Access, with ladder to:

### LOFT

23' 1" x 11' 10" (7.04m x 3.61m)

Boarded out and with carpet, ideal for easy storage. Velux window.





#### BEDROOM THREE

9' 2" x 7' 11" (2.79m x 2.41m)

Window to the front, radiator.

#### BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m)

Panelled bath, with electric shower over. Low level W.C, wash hand basin. Vanity mirror cabinet. Frosted window to the front. Cushion flooring.

#### EXTERNALLY

#### FRONT DRIVEWAY/ GARDEN

Enclosed with a wall to the front and newly fitted fencing, there is a tarmac driveway for off-road parking, and a pleasant front laid to lawn area with trees/shrub borders (which could be made into further parking if required).

#### REAR GARDEN

A nice sized garden area, with new fencing panels fitted, a paved patio area, and predominantly laid to lawn garden. Shrub/ mini tree borders.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)



#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.







#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

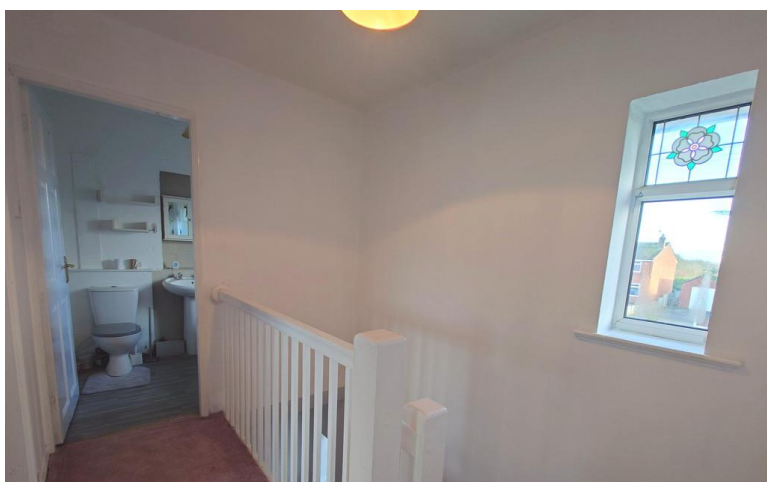
#### LOCAL AUTHORITY

Cheshire West And Chester Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 64D Potential: 86B

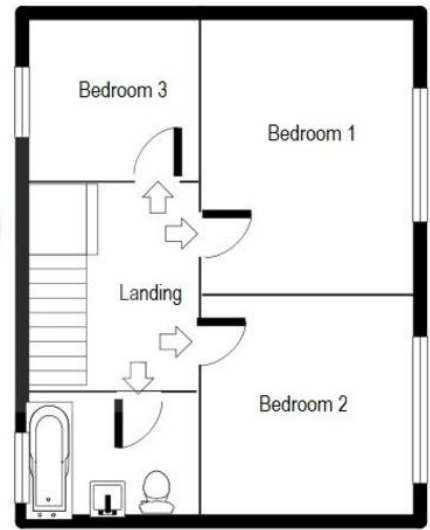
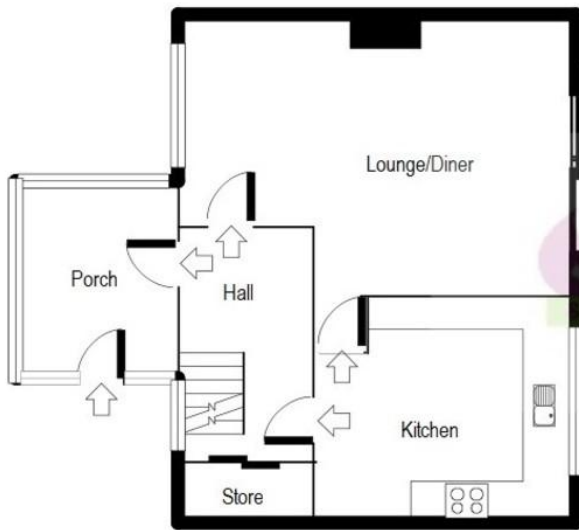












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements