



Fryer Road

Lostock Gralam, CW9 7QF

- AN END TERRACED PROPERTY
- NO CHAIN & APPROX 20 YEARS OLD
- FURTHER POTENTIAL WITHIN
- ONE BEDROOM & BEDROOM TWO/ OFFICE
- OFF- ROAD DRIVEWAY
- LOVELY FRONT & REAR GARDENS
- ENTRANCE PORCH & HALLWAY
- LOUNGE, KITCHEN, POTENTIAL CLOAKS/ W.C

£135,000





Property Description

INTRO

New to the market, an ideal starting home or investment, this wonderful end terraced property is situated in the popular and amenable location of Lockstock Gralam, and is available with NO CHAIN! Unique for a terraced, the property boasts a good sized driveway for off-road parking with a nice front garden area, and a delightful rear laid to lawn garden, which must be seen to be truly appreciated.

The property has much potential and requires some re-modernisation. Comprising an entrance porch, hallway, lounge, kitchen, potential w.c/utility, and to the first floor is bedroom one, and a smaller bedroom two/office, with a first floor bathroom having both a bath a shower. The property is approx 20 years old, and benefits from 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

8' 3" x 4' 11" (2.51m x 1.5m)

A UPVC front entrance porch, with UPVC front entrance door and frosted windows. Cushion flooring. UPVC door to:

ENTRANCE HALL

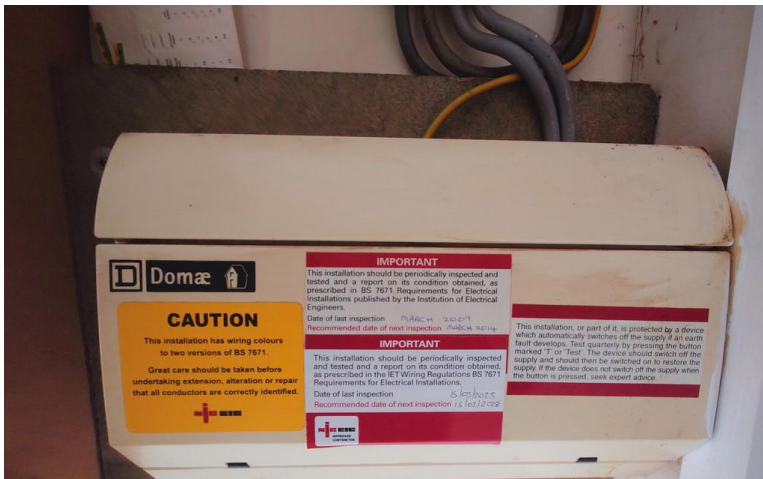
18' 10" x 2' 10" (5.74m x 0.86m)

Tiled flooring. Cupboard concealing electric consumer unit (having passed on a certificate until 15/03/2028) The hall leads to the rear of the building have UPVC rear access door.

CLOAKS/ POTENTIAL W.C

5' 6" x 2' 6" (1.68m x 0.76m)

Currently having a small wash hand basin, and the plumbing ready for a low level W.C, this room could also be used as a small utility.



KITCHEN

8' 6" x 6' 7" (2.59m x 2.01m)

With a window overlooking the rear garden, and offering base and wall mounted cupboard units, with worksurfaces over with splash back tiling. Wall mounted Ideal Esprit Eco gas combi boiler. 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. Radiator. Tiled floor.



LOUNGE

18' 2" max x 14' (5.54m x 4.27m)

Window to the front, and UPVC side access French doors. Laminate flooring. Radiator. Staircase (with small window) to the first floor.



FIRST FLOOR LANDING

Doors to both bedrooms and the bathroom.

BEDROOM ONE

11' 4" x 10' 11" (3.45m x 3.33m)

Window to the front, radiator. An extra door leads to the bathroom.



BEDROOM TWO/ OFFICE

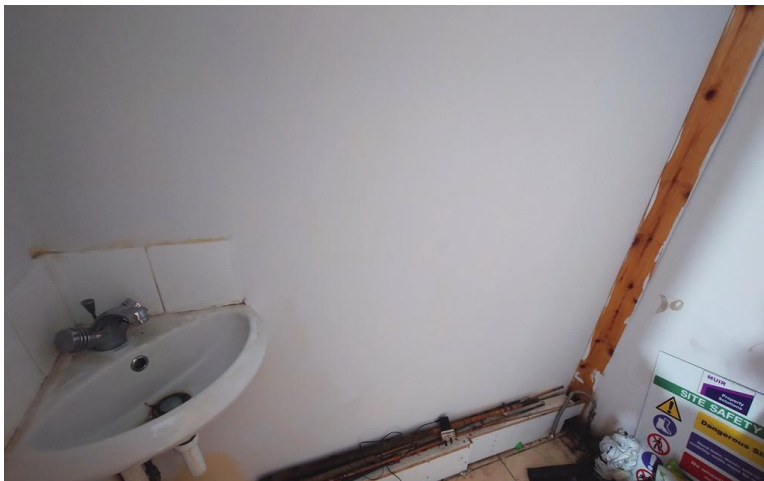
10' 5" x 4' 6" min (3.18m x 1.37m)

Window to the front, radiator. Please note, that whilst a small bed would fit in here, it is a smaller room (ideal for a child's bedroom or office).

BATHROOM

13' x 6' 9" (3.96m x 2.06m)

A panelled bath, with separate shower cubicle having electric shower. Low level W.C. Wash hand basin. Frosted window to the rear. Part tiled walls. Radiator. Extractor fan.



EXTERNALLY

FRONT DRIVEWAY/ GARDEN

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

REAR GARDEN

Again with new fencing panels fitted, this quaint garden offers a paved patio area, and 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

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 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 .

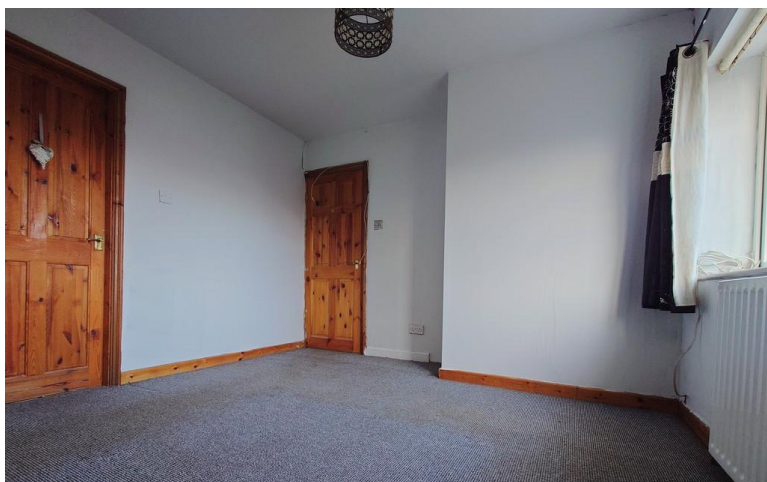
LOCAL AUTHORITY

Cheshire West And Chester Council.

COUNCIL TAX BAND A

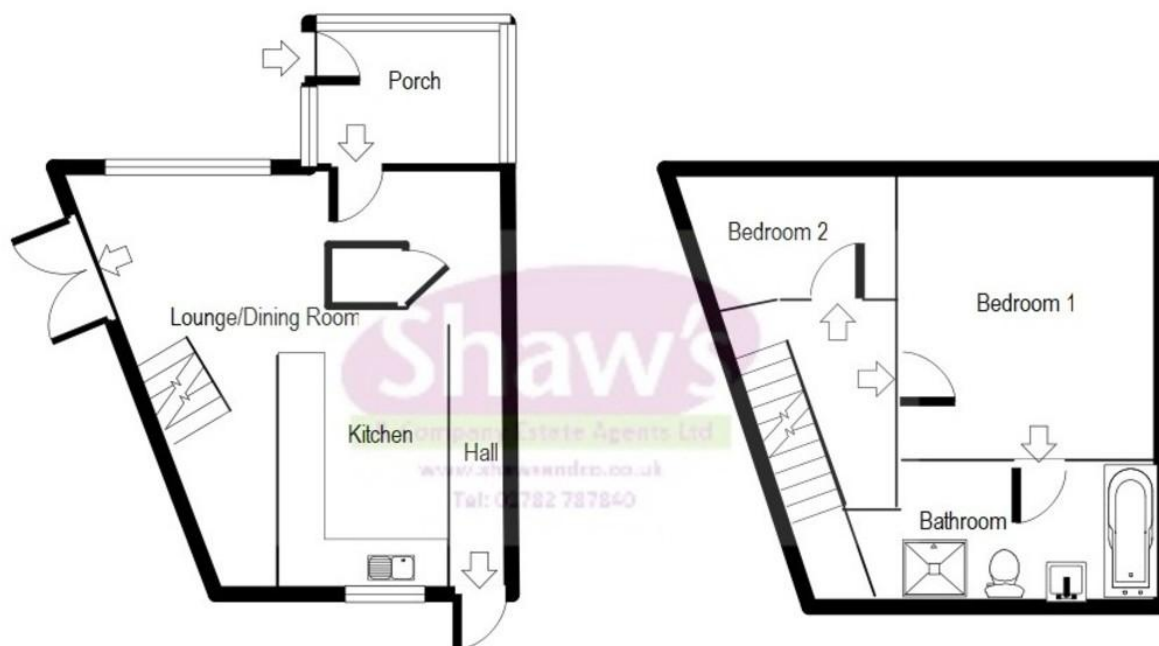
EPC RATING (PDF available online)

Current: 72C Potential: 88B









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.

Made with Visual Builder

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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