



18 Birches Lane, Lostock Green, CW9 7SN



A beautifully refurbished period cottage with a contemporary twist. Tucked away in the sought-after village of Lostock Gralam, this charming semi-detached cottage effortlessly blends character features with stylish modern living. Dating back to the early 1900s and thoughtfully extended in 2013, the property has been beautifully refurbished by the current owners to create a home full of warmth, charm and practicality. From the moment you step inside, the property reveals its unique personality.

The main living room is a standout feature, centred around an impressive brick fireplace with a log burner, the perfect focal point for cosy evenings.

To the rear, the home opens up into a superb kitchen and dining space designed for modern living. The quality fitted kitchen includes integrated appliances, a Belfast sink and ample workspace, while the dining area benefits from skylight windows and patio doors that flood the space with natural light and provide seamless access to the garden.

Adding to the homes individuality, the ground floor also features a beautifully appointed bathroom with a free standing bath, offering a touch of luxury rarely found in properties of this style. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a contemporary en-suite shower room with a walk-in double shower.

Externally, the property continues to impress. A generous rear garden, mainly laid to lawn with a patio area, provides an ideal setting for outdoor dining and entertaining. To the front, there is a driveway for off-road parking, along with a detached garage/store room (accessed on foot), offering additional storage or workshop potential.

This is a home that perfectly balances period charm with contemporary living, ideal for buyers looking for something with character, but without compromise.

Offers over £300,000

LMS PROPERTY



Entrance Vestibule:

A welcoming entrance vestibule, leading through into the main living areas

Lounge: 13' 10" x 14' 10" (4.22m x 4.52m)

A superb main living space featuring an impressive exposed brick fireplace, creating a cosy focal point. Generous proportions and natural light make this a comfortable and stylish living area.

Kitchen Diner: 19' 10" x 8' 0" (6.05m x 2.45m)

A beautifully designed open-plan kitchen and dining space fitted with a range of quality units, integrated appliances and a Belfast sink. The dining area benefits from skylight windows and patio doors, flooding the room with natural light and providing direct access to the rear garden.

Ground Floor Bathroom: 9' 5" x 6' 4" (2.87m x 1.93m)

A well-appointed ground floor bathroom featuring a freestanding bath, offering a touch of luxury alongside practical everyday use.

Landing:

A central landing providing access to all first floor rooms.

Master Bedroom: 13' 9" x 15' 0" (4.20m x 4.57m)

A spacious principal bedroom with fitted wardrobes and ample room for additional furnishings, complemented by a contemporary en-suite.

En Suite Shower Room:

A modern shower room fitted with a walk-in double shower, wash hand basin and WC.

Bedroom Two: 13' 8" x 6' 11" (4.17m x 2.10m)

A well-proportioned second bedroom, ideal as a guest room, nursery or home office.

Bedroom Three: 10' 3" x 7' 7" (3.13m x 2.31m)

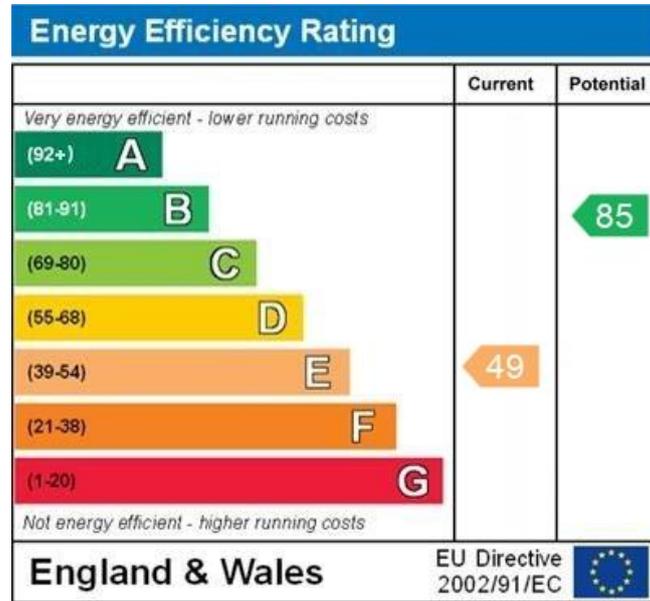
A versatile third bedroom, suitable for use as a single bedroom, study or dressing room.

Enclosed Rear Garden:

A generous rear garden, mainly laid to lawn with a patio area, provides an ideal setting for outdoor dining and entertaining.



Energy Performance Certificate



- SEMI RURAL LOCATION
- EXTENDED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- VERY WELL PRESENTED
- MASTER BEDROOM WITH ENSUITE
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE ENCLOSED REAR GARDEN
- DRIVEWAY FOR OFF ROAD PARKING
- COUNCIL TAX BAND: C

Floorplan



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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