



BIRCHES LANE, LOSTOCK GREEN, CW9
£1,400 per month*

Carter Jonas

BIRCHES LANE, LOSTOCK GREEN, NORTHWICH, CHESHIRE, CW9 7SN

A two bedroom barn conversion situated within the Village of Lostock Green.

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Ensuite Shower Room
- Family Bathroom
- Off Road Parking
- Garden

THE PROPERTY

Accommodation comprising entrance porch leading to kitchen/dining room, downstairs cloakroom, snug, lounge and family room. To the first floor are three bedrooms, ensuite shower room, dressing room and separate family bathroom. Externally there is a courtyard to front, enclosed rear garden with double garage that has been converted to provide storage and off road parking for two cars.

Available Mid May 2025 for a 12 month tenancy unfurnished.

EPC - D Council Tax Band F - Please see Cheshire and West Chester Council for current costs.

Pets considered. No access to loft. Mains gas, electricity and water are connected to the property. Gas central heating.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Risk - Low

At a rent of £1400 per calendar month

Holding deposit of 1 week's rent £323

Security deposit of 5 weeks rent £1,615



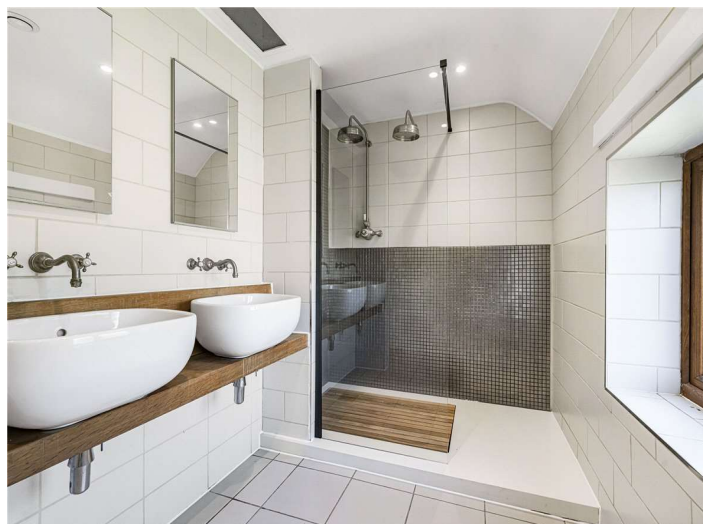
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band F
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Directions	
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Approximate Gross Internal Area 2185 sq ft - 203 sq m

Ground Floor Area 1323 sq ft - 123 sq m

First Floor Area 862 sq ft - 80 sq m



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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