



Byrd Grove | Moulton | CW9 8XF

EDWARD
mellor



Features

- A spacious detached family home
- With 4 bedrooms and 3 bathrooms
- Gas central heating and PVCu double glazing
- Outstanding fully landscaped rear garden
- Versatile garden cabin/home office

A viewing is highly recommended to fully appreciate the accommodation, garden space and overall appeal of this property. A superbly appointed detached family home, perfect for a growing family, with a stunning landscaped south-facing rear garden providing a wonderful outdoor space. This fully enclosed and secluded

setting is a special highlight, featuring porcelain stone paving and a versatile garden cabin/home office 12ft 6 x 6ft with power and light. A driveway provides private parking for two vehicles, with a single integral garage. The well presented layout begins entrance hall with internal access to the garage, attractive lounge

with bay window, and an impressive open-plan dining kitchen fitted with a range of integrated appliances, utility room and convenient cloakroom/W.C.. To the first floor are four excellent size bedrooms including a superb master bedroom with en suite shower room and a guest bedroom with en suite, together with a family bathroom.



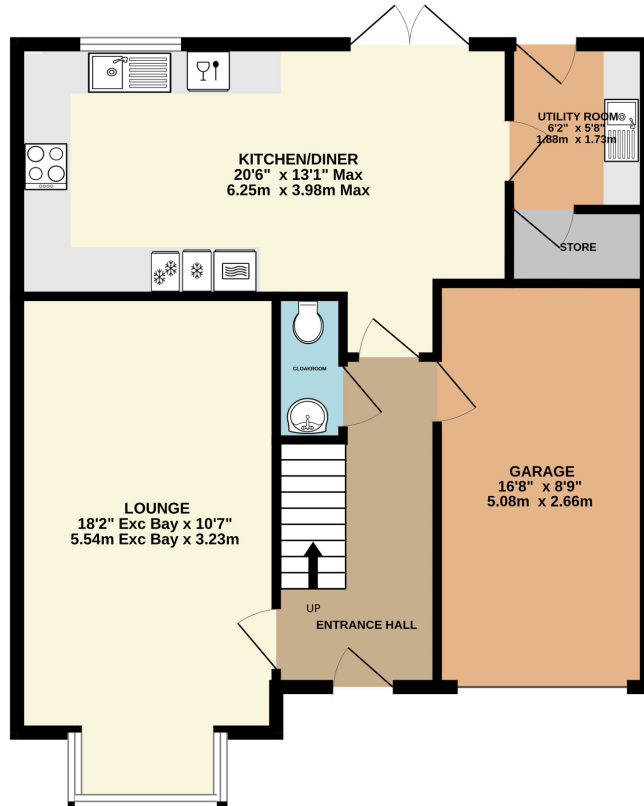
The house is well situated in a quiet cul de sac with open front on what is a small and attractive development. Moulton is a long established and very popular location with primary school, convenience store, village hall, St Stephens Church and children's play area with green space. For further education there is Leftwich County High School rated outstanding and Sir John Deane's College sharing the same status. Northwich town centre is around 4 miles away and provides a great range of shops and stores including a Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. From the property, there is easy access to miles of delightful open countryside.

SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** We advise prospective purchasers that none of the fittings or services have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band E - Energy Rating Band B

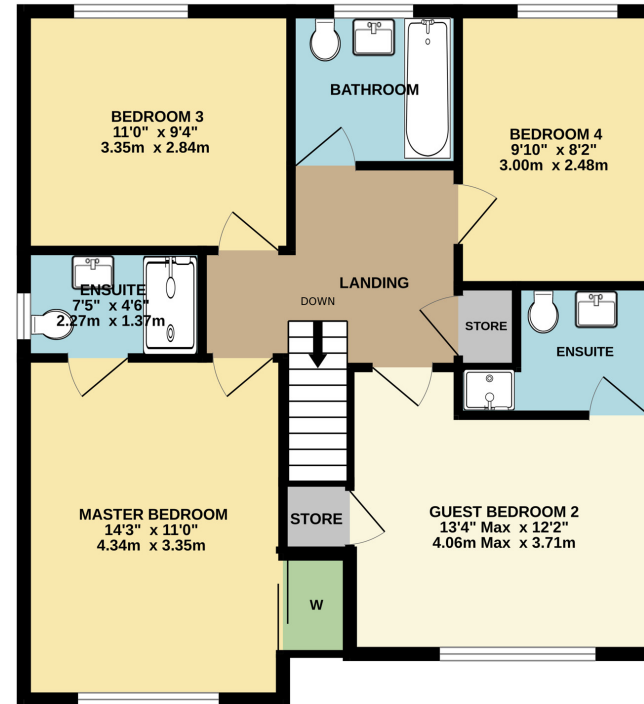
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 sq.m.) approx.

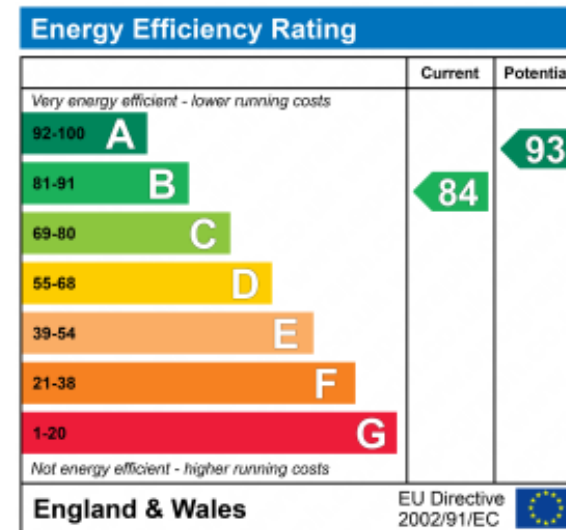
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Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating



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