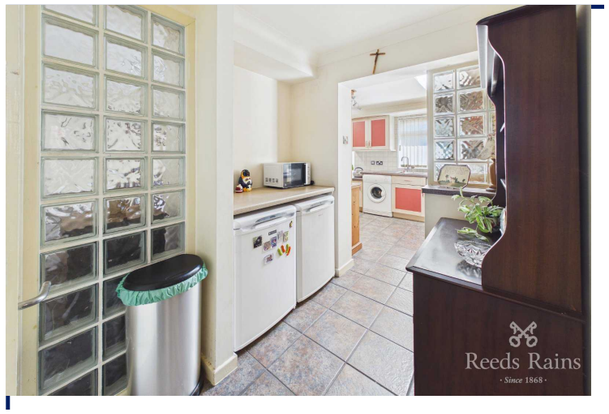
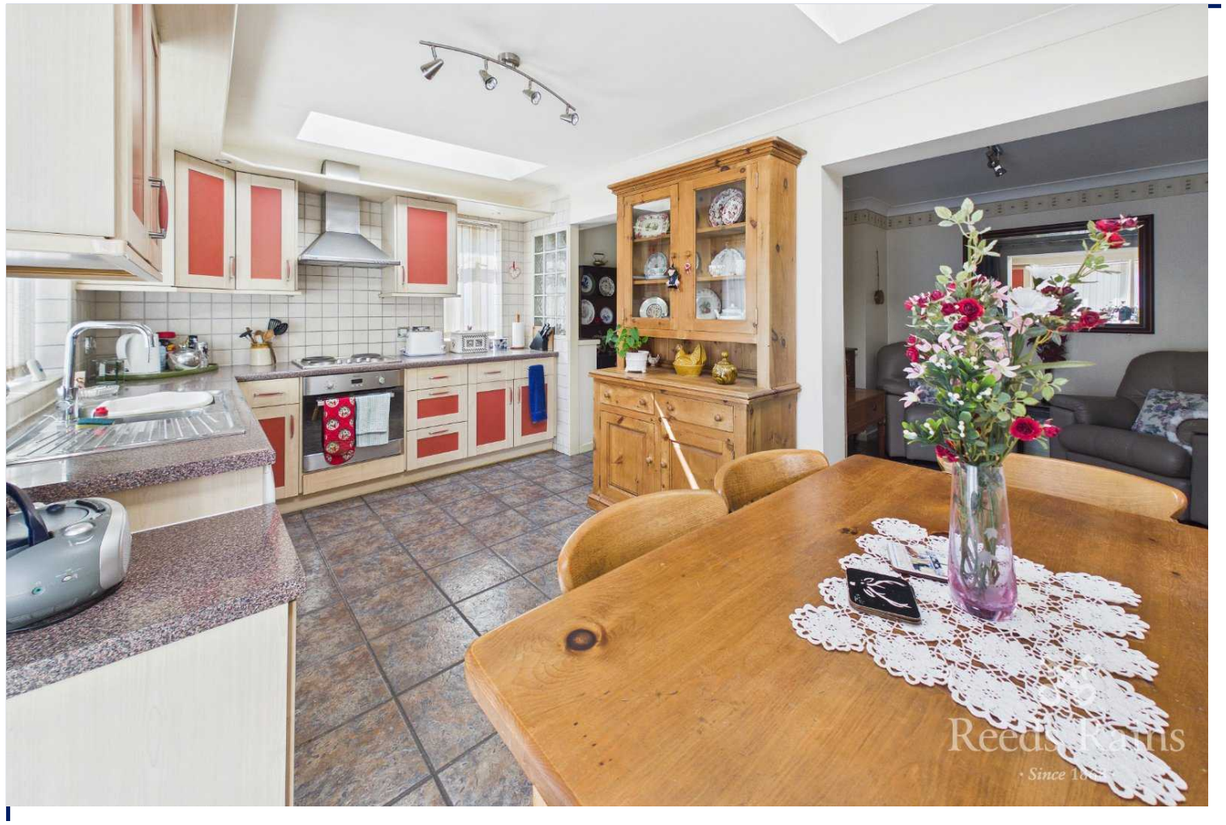
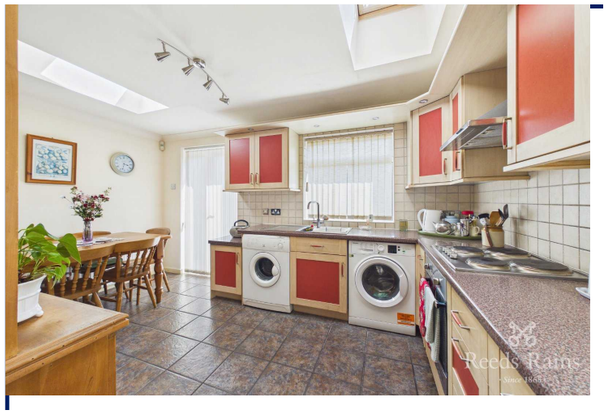




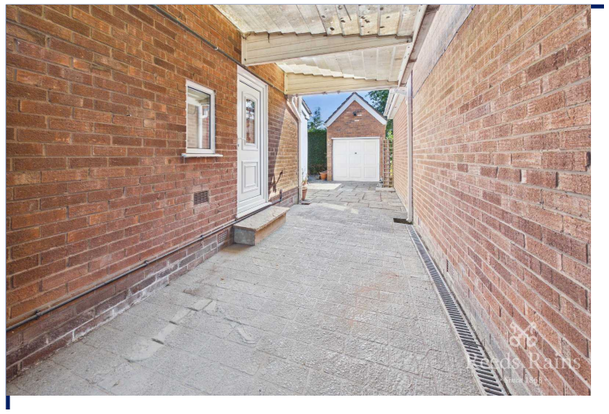












Main Road, Moulton, Northwich,
Cheshire, CW9

Guide Price: £300,000
Freehold

Reeds Rains

reedsrains.co.uk

Main Road, Moulton, Northwich, Cheshire, CW9

Guide Price: £300,000 Freehold

Council Tax Band: D
EPC Rating: D

Offered to the market chain free and with vacant possession, this extended family home occupies a desirable position on the outskirts of the ever-popular village of Moulton. Having been thoughtfully extended over the years, the property offers generous and versatile living accommodation, making it an ideal choice for a growing family looking to create their next home. CALL NOW TO VIEW....

Location, Location, Location
Moulton is a highly desirable village in Cheshire, offering the perfect balance of rural charm and everyday convenience. Surrounded by attractive countryside, the village retains a strong community feel while benefiting from a range of local amenities including shops, a primary school, public houses, and leisure facilities. Ideally positioned for commuters, Moulton provides excellent access to nearby towns such as Northwich, Winsford, and Middlewich, with the A556, A49, and M6 motorway links all within easy reach. Rail services are available from nearby stations, offering connections to larger regional centres including Chester, Manchester, and Crewe.

Entrance Hall
With a uPVC entrance door and window alongside to the front elevation, radiator, tiled flooring, access to all ground flooring accommodation including stairs leading to the first floor accommodation.

Living Room
With a uPVC double glazed window to the front elevation, feature fire surround with marble effect hearth housing inset fire and radiator.

Cloakroom/WC
A two piece suite consisting of a low level WC and wash hand basin, radiator and splash wall tiling and tiled flooring.

Family Room/Snug
A spacious room which opens up into the kitchen diner, decorative glass blocks to one wall allowing plenty of natural light within, tiled flooring and radiator.

Breakfast/utility Room
With space for under counter fridge and freezer,, decorative glass blocks to one wall, tiled flooring continuing from the entrance hall, under stairs storage cupboard, uPVC door to side elevation allowing access to the extensive driveway and opening through to the kitchen diner.

Open Plan Kitchen Diner
This open plan aspect to the rear of the property is the main hub of the home, with two Velux style windows and a double glazed window to the rear along with double doors all allow plenty of natural light within to create bright room over looking the enclosed garden. The accommodation consists of a comprehensive range of base and wall units with work surface over, integrated appliances consist of electric oven with four ring hob with extractor hood over, space and pluming for washing machine, space for tumble dryer, complementary wall tiling around units, tiled flooring and space for dining furniture, radiator and opening to the snug/family room.

First Floor Landing
With access to all first floor accommodation including loft space above (which is partially boarded and houses the Gas Combi Boiler), inset spot lights to ceiling and double glazed window to the side elevation.

Master Bedroom
With a double glazed window to the front elevation and radiator.

Bedroom Two
With a double glazed window to the rear elevation, radiator and a built in storage cupboard.

Bedroom Three
With a double glazed window to the front elevation, radiator and storage cupboard .

Wet Room
A three piece suite consisting of a low level WC, wash hand basin and wet room style shower, complementary wall tiling, chrome towel radiator, double glazed window to the rear elevation.

External
The property is set behind a garden fence where a landscaped low maintenance frontage garden with various shrubs and plants can be found, an extensive hard standing area to the front complements for ample off road parking and wooden double gates to the side provide privacy and security for the extensive driveway which leads to the rear where the detached garage can be found. The enclosed rear garden is a blank canvas and is enclosed by mature hedging providing a high degree of privacy.

Detached Garage
With up and over door to the front elevation, power and lighting and access up to the storage area above.

Agent Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause



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Other important information which you will need to know about this property can be found at reedsrains.co.uk