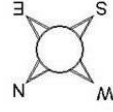
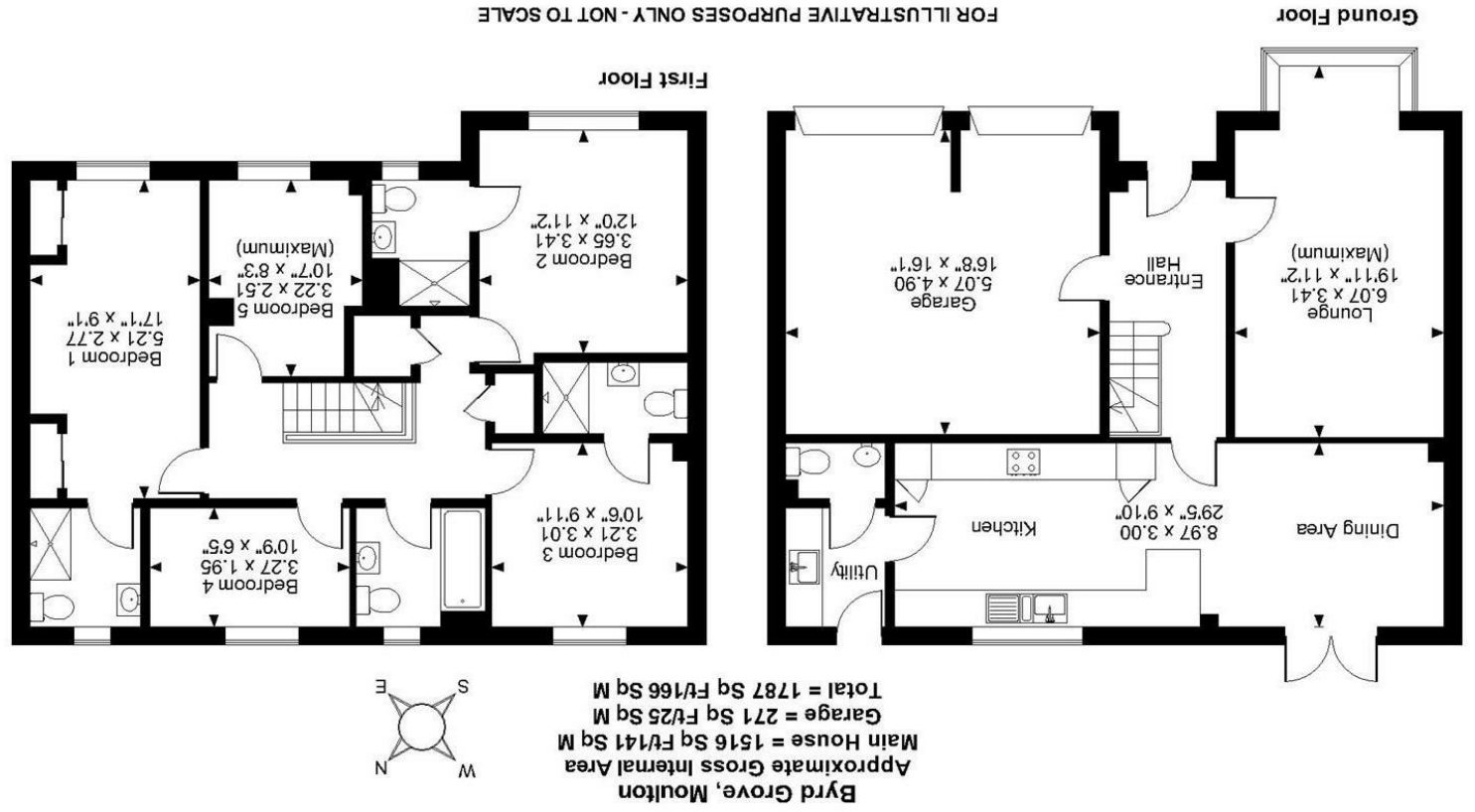


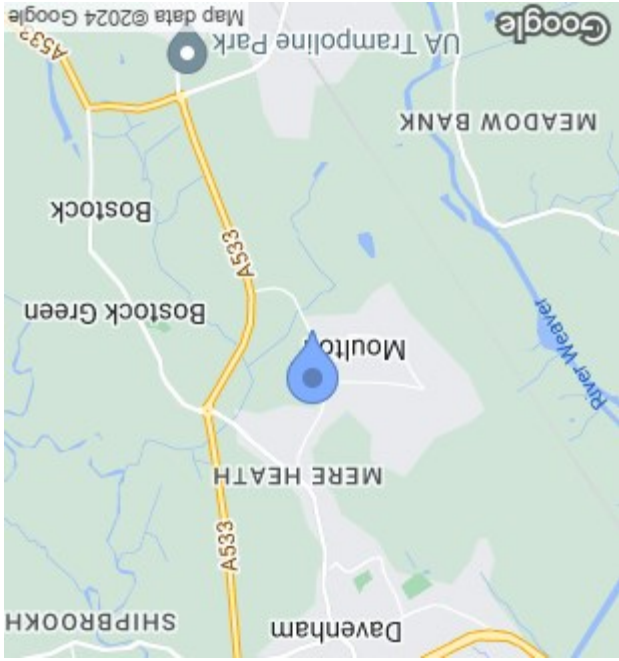
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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The position & size of doors, windows, appliances and other features are approximate only.  
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Byrd Grove, Moulton  
Approximate Gross Internal Area  
Main House = 1516 Sq Ft/141 Sq M  
Garage = 271 Sq Ft/25 Sq M  
Total = 1787 Sq Ft/166 Sq M

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	82
Potential	94



11 Byrd Grove  
Moulton  
Northwich  
CW9 8XF



Asking Price  
£475,000

A central hallway welcomes you on arrival and leads to a cosy sitting room with a box bay window overlooking woodland and farmland to the front. Through to the rear of the property, an exceptional open plan kitchen/dining/living room awaits and is presented with stylish design and colour scheme providing a warm and welcoming space for both relaxing and entertaining. The kitchen has a wide range of units complemented by wood block effect laminate surfaces and Moroccan tiling. There are a selection of integrated appliances included. The dining area has patio doors leading out onto the rear garden and paved patio area. The utility room and w.c complete the downstairs accommodation. From the hallway a turned staircase leads to a galleried landing that floods the core of the house with natural light and provides access to the five generous bedrooms three of which have en suite shower rooms and the master bedroom also having fitted wardrobes. A good size family bathroom completes the first floor accommodation. The property is situated with only two other houses on a prime spot overlooking woodland and farmland to the front, there is a driveway leading to a double integral garage that can also be accessed off the hallway inside the house. To the rear is an enclosed garden which is fenced to all boundaries and provides a lawn garden bordered by a selection of carefully chosen plants and shrubs and two paved seating areas.

