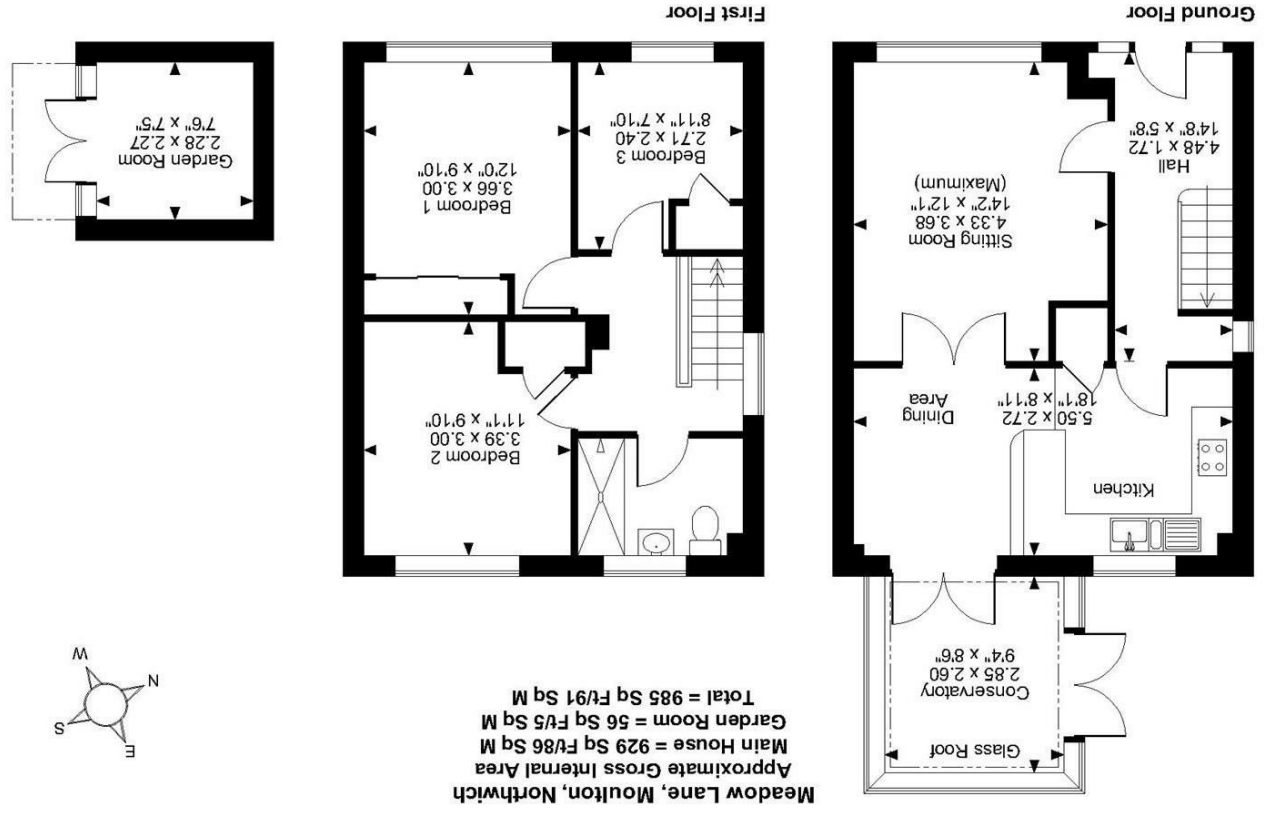


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-91)	
(92 plus)	
Very energy efficient - lower running costs	
Current	Potential
66	85

Energy Efficiency Rating



71 Meadow Lane
Moulton
Northwich
Cheshire
CW9 8NH



Asking Price
£270,000

Stepping into the entrance hallway you can immediately see the attention to detail that has been carefully given to the re-styling of this property, with contemporary flooring, Oak doors and fresh neutral décor throughout. The lounge is positioned overlooking the front garden and has oak framed glazed doors that can be fully opened into the kitchen/dining room to provide exceptional open-plan living and entertaining space. The kitchen has a range of white Shaker style cupboards and drawers set against dark work tops and wood topped breakfast bar, the dining area has room for a good size family dining table and leads into a generous conservatory.

Take the stairs from the hallway up to the first floor where you will find a galleried landing leading to a spacious master bedroom with fitted wardrobes, a further second double bedroom with built in storage, and a single bedroom also with built in cupboard. The bathroom completes the upstairs accommodation and has elegant tiling with a walk-in shower and chrome fittings.

To the rear is a generous well-planned lawn garden that offers several different seating areas, a raised deck for outdoor dining, a summer house for enjoying hobbies with a covered porch to sit and enjoy the garden and tucked away spots from which to enjoy the evening sun. To the side of the property is a practical covered car port and to the front is a gravelled driveway providing parking for several cars.

Property Information

Tenure: Freehold
Heating: Gas
Council Tax Band: D
Broadband: Fibre
Mobile Signal: Yes
Parking: Driveway
Rights or Restrictions: No

