



37 Ravencroft Street
Moulton
Cheshire
CW9 8SN

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£415,000



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www.jlordandco.com



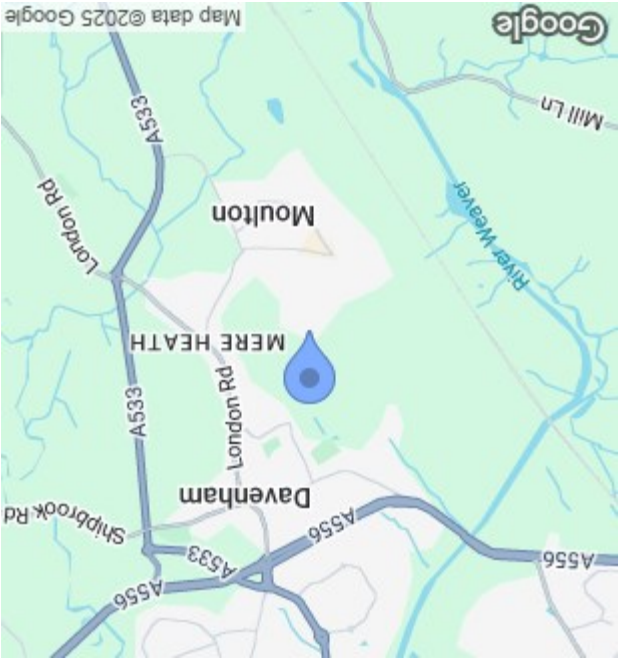
37 Ravencroft Street, Moulton

Approximate Gross Internal Area:
1342 sq.ft 125 sq.m

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only.
Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

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.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	G	(1-20)
	F	(21-30)
	E	(31-54)
	D	(55-68)
	C	(69-80)
	B	(81-91)
	A	(92 plus)
Very energy efficient - lower running costs		
Potential	Current	
	84	93



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Sitting back from the central greenery of the cul de sac, impeccably clipped lawns and rows of lavender frame the steps to a picture-perfect gabled doorway set centrally within a rendered double fronted façade punctuated by the exposed brickwork of its window lintels and decorative detailing.

Inside, a beautiful herringbone floor stretches out underfoot as an impressive central hallway gives a first glimpse of the subtle grey and white palette that flows cohesively throughout. To either side it unfolds onto a wealth of space in which to relax, dine and unwind while a lovely measure of sunlight filters down over the turning staircase. Reaching out over the full depth of the house an exemplary double aspect lounge gives you every opportunity to spend quality time together as a family. The French doors to the rear of space, open to allow the patio outside to play an integral part of daily life.

Across the hallway the aesthetics and proportions continue in the triple aspect open plan design of a first-class kitchen/dining area. Its tiled floor and sleek clean lines generate a pared-back feel that enhances the sense of space and further French doors make it temptingly simple to enjoy al fresco meals and drinks in the summer sun. Notably appointed with gloss cabinetry topped with stone, the kitchen area is appointed with a considered array of integrated appliances. Chosen to make day to day family life as easy and stress-free as possible they include eye-level tower ovens, a gas hob, dishwasher, washing machine and fridge freezer. A convenient and stylish ground floor cloakroom sits tucked discreetly back from the central hallway.

Follow the gentle curve of the turning staircase upstairs and it's there that you'll find the flexibility and versatility of four immaculate bedrooms with plush grey carpeting. Generating its own wing of the house a restful main bedroom has an abundance of tasteful fitted wardrobes and the added luxury of a contemporary en suite shower room with textured ripple tiling. Two additional double bedrooms and a generous fourth room combine to give you plenty of chance to incorporate a home office or playroom if needed, and together they share an outstanding family bathroom finished to a high specification with refined contrasting tiles and a full-size bath with an overhead shower.

Perfectly placed to give you every opportunity to step outside, the French doors of the lounge and dining area add a seamless connection to a landscaped patio that extends around the full width of the house and rear of the garage. Giving you every chance to follow the sun and enjoy al fresco drinks, it adjoins a considerable lawn bordered by high fencing and the greenery of low maintenance shrubs. Enclosed and level, this superbly sized rear garden provides children with space to play while you relax and recline in the summer sun. At the front of the house, the handsome double fronted façade immediately conjures a hugely enticing introduction to the lifestyle on offer. Beautifully maintained lawns, rows of lavender and fully stocked flowerbeds frame the steps to the gabled entrance, while to the side a private driveway and attached garage have off-road parking for several vehicles.

