

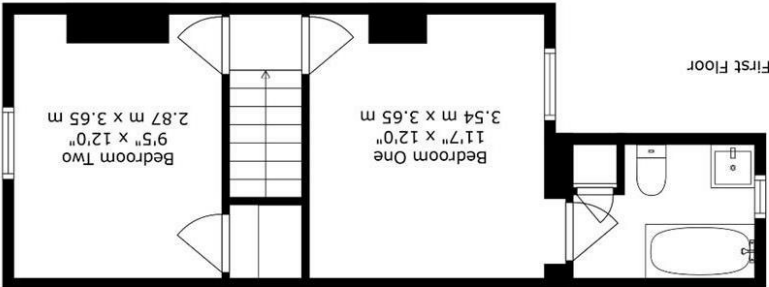
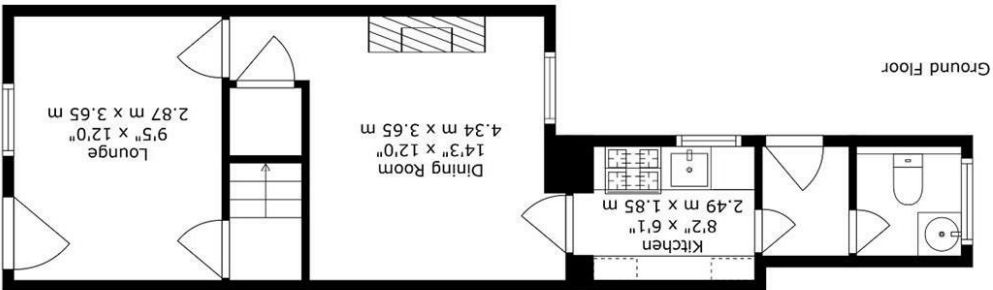
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

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%.

15 Church Street, Moulton

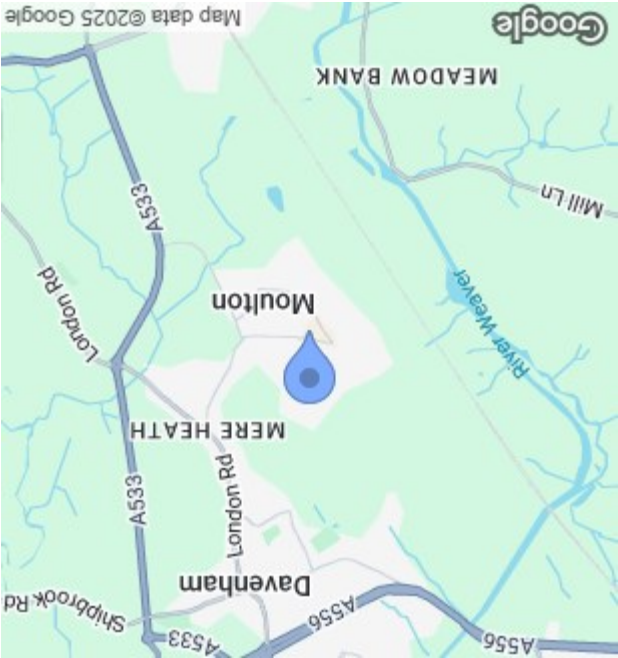
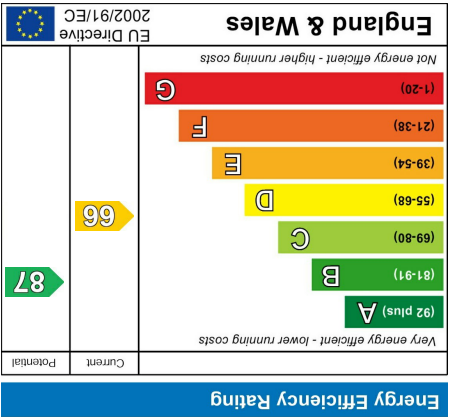
Approximate Gross Internal Area:

737 sq.ft 68 sq.m



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15 Church Street  
Moulton  
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Asking Price  
£160,000



Behind a traditional red brick façade with the decorative charm of arched window lintels, inside there is an impressively light and bright layout with a classic grey and white colour scheme. When you step inside you'll instantly find yourself in a notably generous lounge with ample space for you to relax and unwind. A deep under-stairs cupboard provides plenty of handy storage without encroaching on the floor space and the rich timber detailing of the engineered wood floor flows seamlessly through into a brilliantly sized dining room where an open fireplace could become a fantastic focal point. A further deep cupboard supplies extra hidden storage, sympathetically styled modern double-glazed windows look out onto the south-east facing garden and the ample proportions are equally ideal for day-to-day life, lazy weekend brunches or evenings spent catching up with friends. Adding to the flowing and sociable feel, the dining room opens into a fully fitted modern kitchen with a galley layout that has a great amount of storage and workspace. Sleek contemporary countertops and matching splashbacks add a strikingly rich pop of colour and patterning, incorporating a wide bar stool seating space ideal for that early morning coffee. Integrated appliances include an oven, gas hob and washing machine and there's additional dedicated under-counter space for a dishwasher. Explore further and to the rear an inner hall with a door to the garden leads to a modern ground floor cloakroom with pastel blue walls and a lovely degree of natural light.

Upstairs, two double bedrooms are equally ideal for a young family, working from home or anyone simply wanting the luxury of a guest room. Whilst one has recessed storage and picture perfect views of the historic village church, the other opens into a contemporary bathroom with a p-shaped bath that has an overhead shower and stylish tile setting.

Outside at the rear, a walled south-east facing garden is somewhere that you can really put your imagination to use. When spruced up, this is a place that could be transformed into a hugely inviting space to sit and unwind in the sun, enjoy barbeques beneath festoon lights and fill with raised beds and pots of your own favourite plants and herbs.

