



***3 Hillside , Niddries Lane, Moulton, Northwich, Cheshire,
CW9 8RD***

Offers over £540,000

Step inside and be prepared to be WOWED!

Are you looking for a larger home to accommodate your growing family? If so look no further as I'm sure that this beautifully presented FIVE BEDROOM home will blow you away. Originally built in the late 1700's as the Farm house and nestled in the sought-after village of Moulton, this beautifully presented residence offers stunning, far reaching rural views. Inside, the spacious living room provides a cosy retreat, sitting room, kitchen, guest WC, cellar and orangery with Bi folding doors showcasing the captivating scenery. Five bedrooms, with an en-suite to the main bedroom while the additional family bathroom caters to the household's needs. With its elegant design, luxurious finishes, and a truly exceptional location, this home combines contemporary comfort with rural tranquility, making it an ideal sanctuary for families seeking convenience and serenity.

Accommodation

ENTRANCE PORCH

Accessed via the entrance door, a door leads through to the grand entrance hall.

ENTRANCE HALL

What a welcome! With Minton tiled flooring, wall mounted radiator, doors leading to the formal lounge, cellar, guest WC and sitting room. Stairs rise to the first floor.

LOUNGE 16' 4" x 15' 5" (5m x 4.7m)

A fine room with high ceilings creating a sense of space and grandeur. With double glazed windows to the front and side elevations, wall mounted radiator and feature fire with surround.

SITTING ROOM 15' 1" x 14' 9" (4.6m x 4.5m)

A lovely sitting room in the hub of the home. With a space to dine and a space to relax. With a feature log burner, oak flooring, wall mounted radiator and a double glazed window to the side elevation. Access through to the kitchen and a door leads to the Lounge and Orangery.

LOUNGE AND ORANGERY 25' 10" x 12' 11" (7.89m x 3.96m)

The creme de la creme! This beautiful room has far reaching views over the countryside. With two separate seating area's, sit and relax with a book or open the bi-fold doors and admire the views. With a feature wall mounted fire, oak flooring, double glazed windows to the side and bifold doors.

KITCHEN 9' 10" x 11' 9" (3m x 3.6m)

With a double glazed window to the side elevation and a door leads to the rear patio. Fitted with a range of oak base and wall units with work surface over incorporating a Belfast sink. Double oven and grill with five ring gas hob over, space and plumbing for washing machine and dishwasher. Beamed ceiling, inset spot lighting and tiled flooring.

GUEST WC

Fitted with a low level WC and hand wash basin, extraction.

CELLAR 9' 10" x 15' 8" (3m x 4.8m)

Accessed from the entrance hall, a fabulous and versatile space.

LANDING

A split level landing providing access to the bedrooms and family bathroom, feature window lantern and wall mounted radiator.

BEDROOM ONE 15' 8" x 11' 3" (4.78m x 3.45m)

A grand main bedroom with double glazed windows to the front and side elevations and wall mounted radiator, a door leads to the en-suite.

EN-SUITE

Fitted with a suite comprising low level WC, hand wash basin and paneled bath with shower over, towel rail and oak flooring.

BEDROOM TWO 10' 2" x 10' 9" (3.1m x 3.3m)

With a double glazed window to the side elevation and wall mounted radiator.

BEDROOM THREE 12' 1" x 6' 6" (3.7m x 2.0m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM FOUR 9' 6" x 12' 5" (2.9m x 3.8m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM FIVE 4' 11" x 12' 0" (1.51m x 3.67m)

With a double glazed window to the front elevation and wall mounted radiator.

FAMILY BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising a free standing slipper jacuzzi bath with centre taps, hand wash basin and low level WC. Chrome towel rail.

EXTERNALLY

This fabulous plot compliments the fabulous home! To the front is laid to lawn with well stocked borders and a driveway providing ample off road parking. Side paved access to the rear with log store. The rear south facing garden is a haven for sun worshippers. With a feature decked area, pergola which is ideal for al-fresco dining and raised borders. Laid to lawn area with stunning far reaching views.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

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Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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