



Byrd Grove | Moulton, | CW9 8XF

EDWARD
mellor



Features

- A fantastic detached family property
- With 5 bedrooms and 4 bathrooms
- Stunning open plan living/dining kitchen
- Double garage and excellent driveway
- In a much favoured village location

This is a fine example of a modern detached home which is absolutely perfect for a growing family. With gas central heating and PVCu double glazing, the spacious and well presented layout comes with a high

standard of appointment comprising entrance hall, lounge, living/dining kitchen, utility room and cloakroom. On the first floor there is a master bedroom with fitted wardrobes and en suite shower room, bedrooms two and

three each with en suites, bedrooms four and five and main bathroom. Outside there is a double garage and driveway together with a fully enclosed garden with an Indian stone patio space.

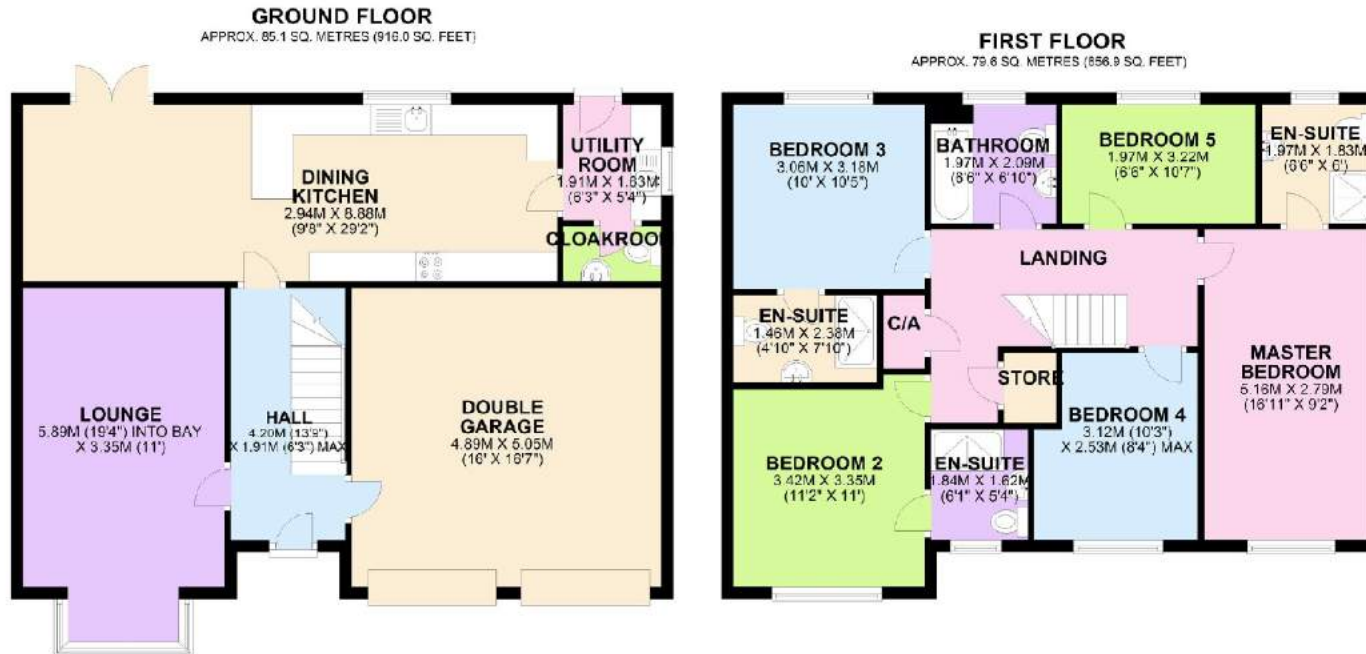


The house is well situated on an attractive development enjoying the benefits of being in a no through road and with a lovely open front aspect. Moulton is a long established and very popular location with primary school, convenience store, village hall, St Stephens Church and children's play area with green space. Northwich town centre is around 4 miles away and provides a great range of shops and stores including a Waitrose supermarket against a picturesque marina. From the property, there is easy access to miles of delightful open countryside.

SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** We advise prospective purchasers that none of the fittings or services have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band F - Energy Rating Band B

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

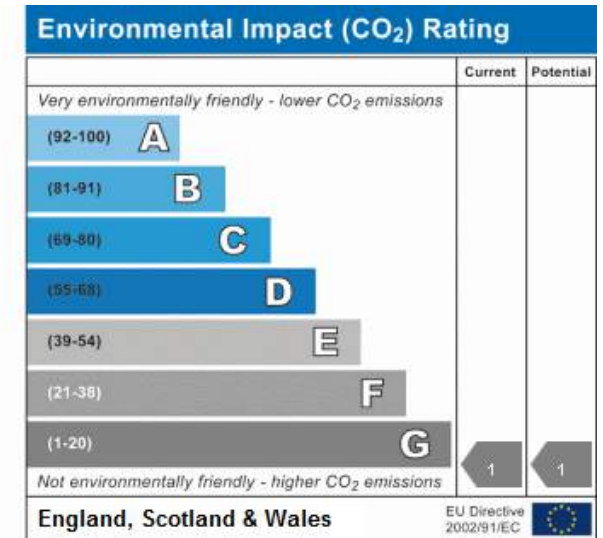
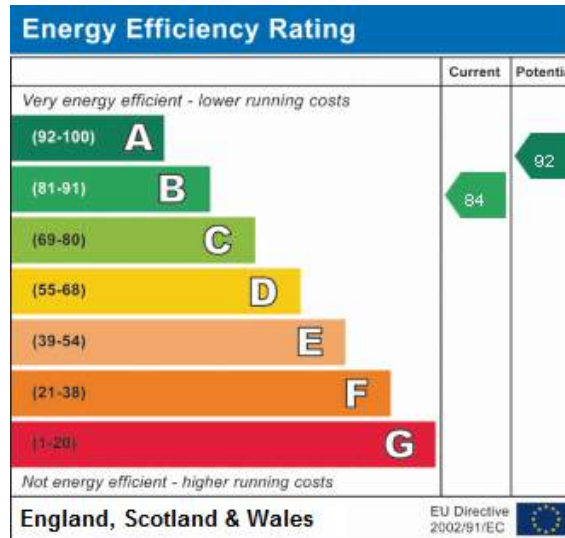


TOTAL AREA: APPROX. 164.7 SQ. METRES (1772.9 SQ. FEET)

Important Information

- Council Tax Band: F
- Tenure: Freehold

EPC Rating



10, The Bull Ring, CW9 5BS
 T: 01606 455 14
 E: northwich@edwardmellor.co.uk



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