



Mouldsworth Close | Kingsmead | CW9 8FT

EDWARD  
**mellor**



## Features

- CHAIN FREE BUY
- A 3 bed 2 bath detached property
- With garage and south facing rear garden
- Attractive dining kitchen and conservatory
- Gas central heating and PVCu double glazing

NO FORWARD CHAIN. This is a modern detached house which enjoys the benefits of a detached garage together with a good sized fully enclosed garden which has a sunny south facing orientation. With gas

central heating and PVCu double glazing, the well appointed accommodation comprises entrance hall, cloakroom, spacious lounge through to an open plan and recently refitted kitchen/diner with integrated

oven and hob. An attractive conservatory completes the ground floor. On the first floor there is a master bedroom with en suite shower room, 2 further bedrooms and family bathroom.



The property occupies an excellent at the end of a quiet cul de sac on the highly sought after Kingsmead development. In just a short walk are local amenities which include a Tesco convenience store, Kingfisher public house, day nursery and a primary school rated outstanding. Furthermore in the catchment area and nearby is Leftwich County High School and Sir John Deanes College both rated outstanding. Notably and within a 5 minute walk there is access to miles of delightful riverside walks perfect for relaxation. Northwich town centre is one mile away and offers many shops and national stores, Waitrose supermarket next to a picturesque marina, bars/ restaurants, multiplex cinema and memorial court with swimming pool and gym, The A556 bypass is well placed within half a mile and connects directly to the motorway network and several commercial centres throughout the north west.

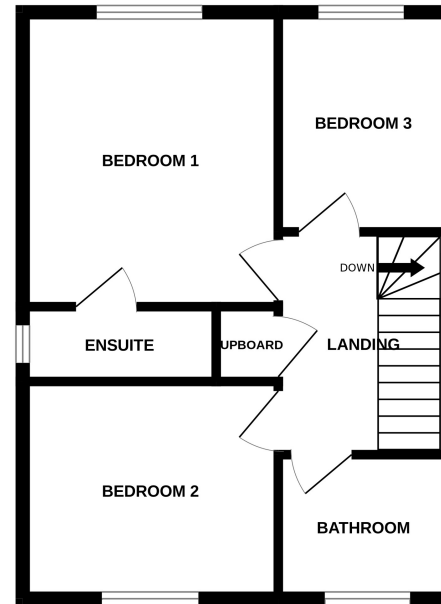
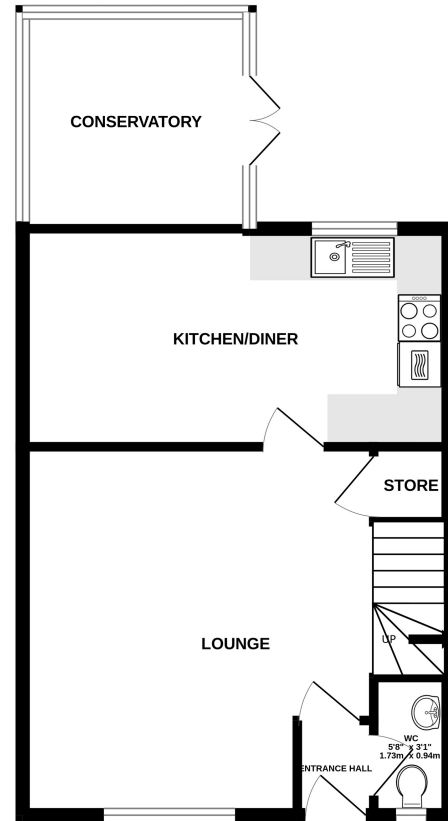
**SERVICES:** All main services are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West & Chester Tax Band D - Energy Efficiency Rating Band D

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: D
- Tenure:Freehold

## EPC Rating

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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