



Whitlow Lane | Moulton | CW9 8QN

EDWARD  
mellor





## Features

- A spacious and well presented property
- With superb and attractive living space
- 3 double bedrooms and 2 bathrooms
- Off road parking and private gardens
- Village setting near to countryside

LOOKING FOR SOMETHING DIFFERENT? This is a traditional double fronted semi detached cottage property full of character enjoying spacious and well appointed rooms. REFER TO FLOOR PLAN. With gas central heating having Worcester combi boiler and PVCu double glazing

installed only in 2021, the excellent accommodation in summary comprises a welcoming entrance hall, impressive lounge through to a large renovated dining kitchen with granite work surfaces and range cooker, 20ft living room with oak floor and bi fold doors to garden, study, utility room and

cloakroom. On the first floor there is a fantastic master bedroom with en suite bathroom, 2 more double bedrooms and an upgraded shower room fitted 2021. Outside there is a driveway giving off road parking and secluded rear gardens.





The house occupies a fine position and is part of the very popular village of Moulton. Perfectly placed for village amenities as within easy walking distance there is a highly rated school, convenience store, St Stephens Church with village hall/Crows Nest cafe, and public house. The village verges onto miles of delightful open countryside ideal for long walks and cycle rides. The beautiful Weaver Valley has the lovely local landmarks of Newbridge and Vale Royal Locks. WATCH OUR VIRTUAL TOUR. For commuting purposes the A556 is easily accessible within 5 minutes drive and leads directly to the motorway network and several major cities throughout the North West.

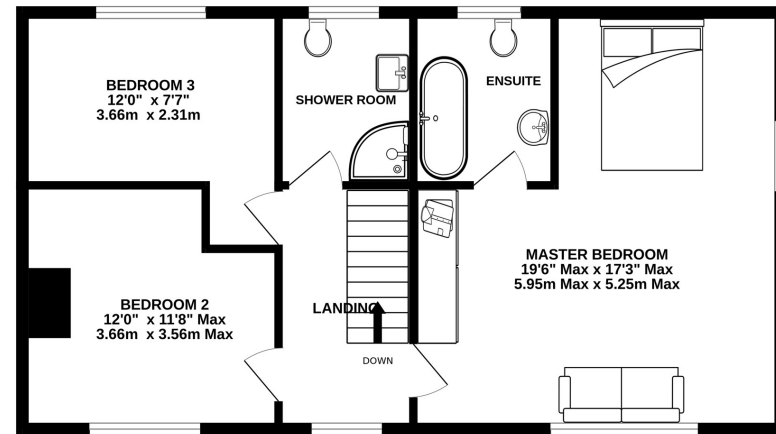
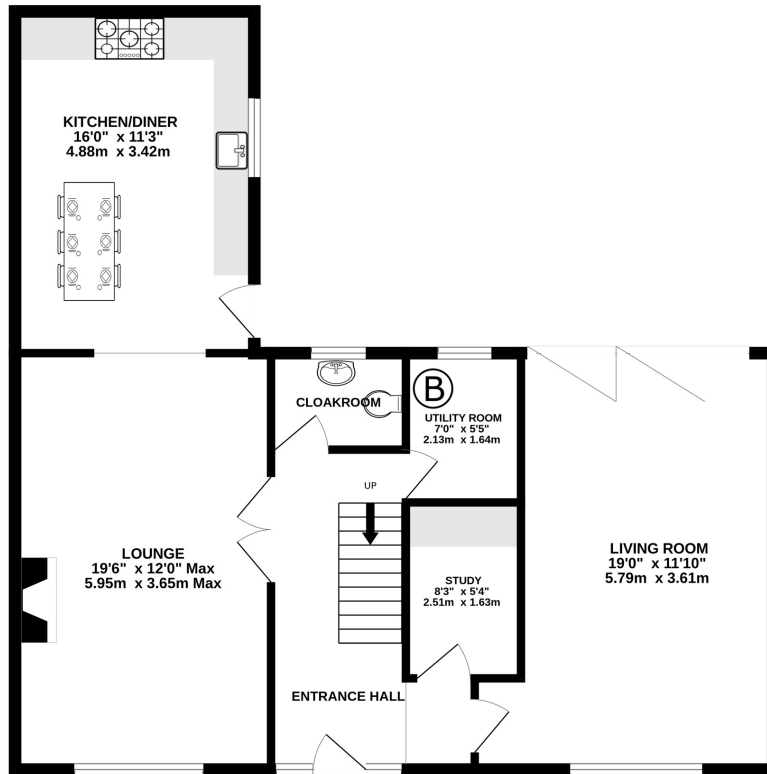
**SERVICES:** All main services are all connected. **TENURE:** We are informed that the property is Freehold. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - B. Energy Efficiency Rating - TBC.

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.

1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.

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: B
- Tenure:Freehold

## EPC Rating

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