



Holst Gardens | Moulton, | CW9 8XT

EDWARD
mellor



Features

- A FANTASTIC CHAIN FREE BUY
- Superb and spacious detached family house
- 4 bedrooms and 3 bathrooms
- Garage and attractive feature rear gardens
- Short walk to miles of delightful countryside

With the benefit of NO FORWARD CHAIN, this detached house is perfect for a growing family both in its size and location. Ready to move in to being beautifully presented throughout, the well appointed accommodation begins with a

welcoming entrance hall, cloakroom, generous lounge with bay window, fabulous open plan kitchen/diner with a range of integrated appliances and utility room. On the first floor there is a large master bedroom with en suite

shower room, a second bedroom with en-suite facility and a further two bedrooms of good size and a family bathroom. There is a garage and excellent off road parking together with a fully enclosed rear garden having Indian stone paving.



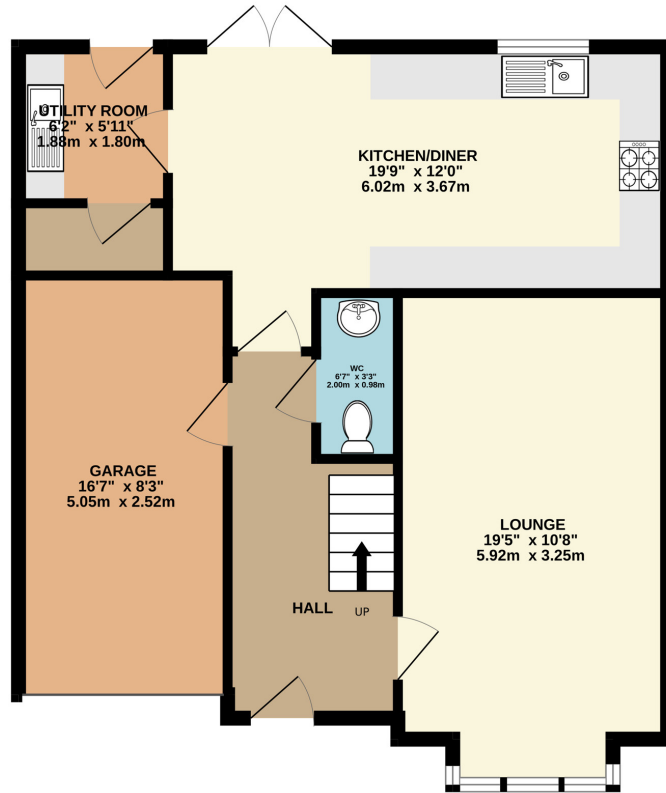
The house is well situated set nicely back from roadside on what is a small and attractive development. Moulton is a long established and very popular location with primary school, convenience store, village hall, St Stephens Church and children's play area with green space. For further education there is Leftwich County High School rated outstanding and Sir John Deane's College sharing the same status. 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, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. From the property, there is easy access to miles of delightful open countryside (watch our virtual tour).

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 E - Energy Rating Band B

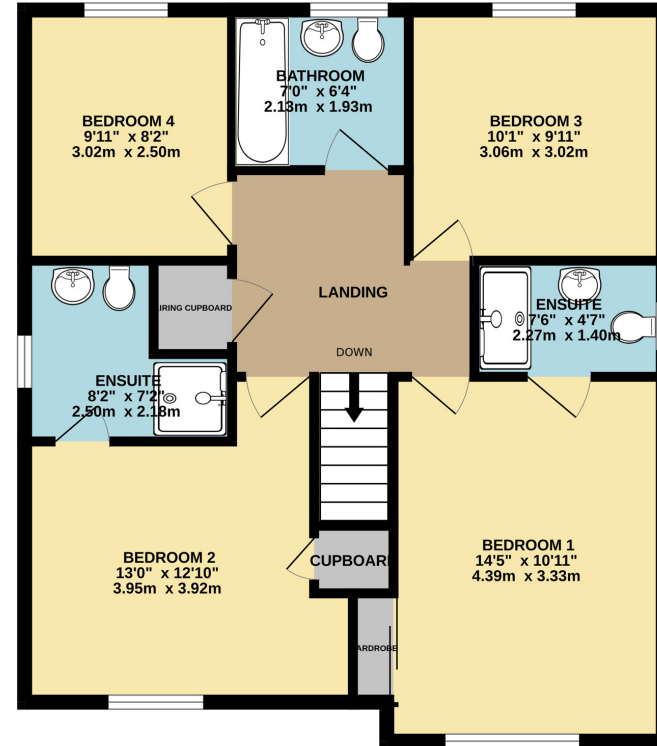
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.1 sq.m.) approx.

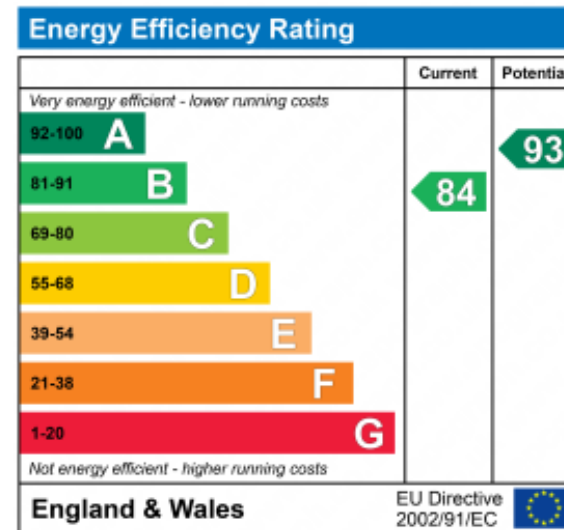
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: E
- Tenure:Freehold

EPC Rating



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