



Whitlow Lane Moulton | Moulton | CW9 8QN

EDWARD
mellor



Features

- A remarkable semi detached house
- Many amazing features includes home office
- Lounge and spacious garden room
- 3 double bedrooms and upgraded bathroom
- Superb driveway, south facing garden

This is a beautifully appointed and tastefully decorated semi detached house with many attractive features. Starting with the outside there is a fantastic wide driveway with space for multiple vehicles or boat/caravan. The rear garden of excellent size enjoys a south facing aspect and has an outstanding and versatile 27ft home

office equipped with power, light and insulation. With gas central heating and PVCu double glazing, the spacious layout of this property begins with an entrance hall with quarry tiled floor. lounge with working fire and double doors opening into a fantastic garden room which is an inviting space with much natural light, perfect for

entertaining having double doors into the garden, fitted kitchen with breakfast area and utility room with W.C. In addition there is a useful hobby/workspace room which offers a variety of uses with ample power. On the first floor there is are notably three double bedrooms and an upgraded bathroom with shower.



The house occupies a fine and slightly elevated 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, 2 public house and Moulton British Legion club with bowling green. The village verges onto miles of delightful scenic open countryside ideal for long walks and cycle rides. The beautiful Weaver Valley has the lovely local landmarks of Newbridge, Vale Royal Locks and Blue Bridge which are shown in 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 - C Energy Efficiency Rating - D

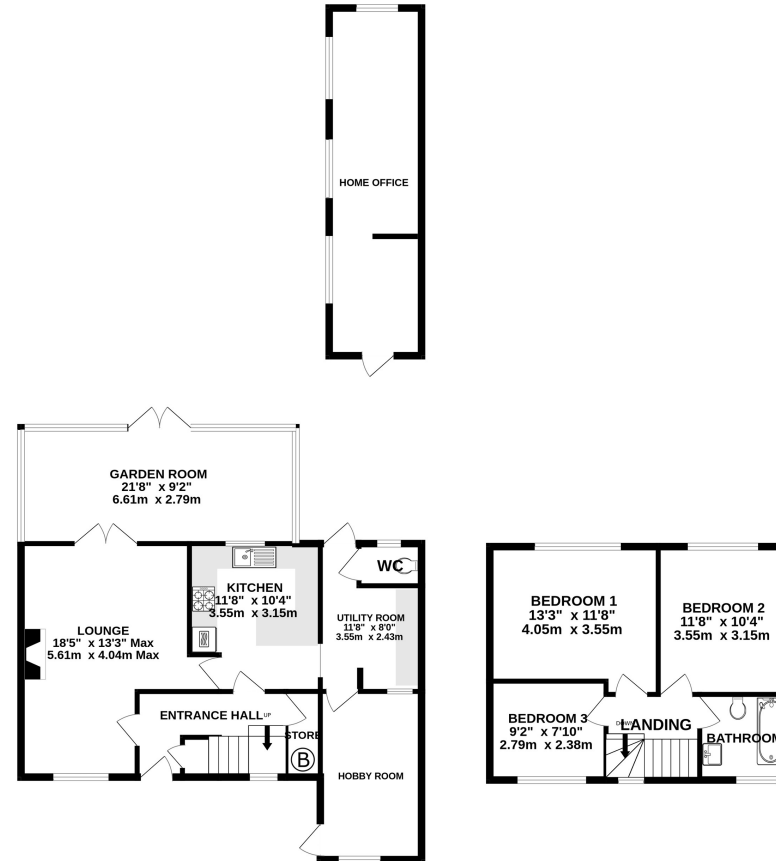


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



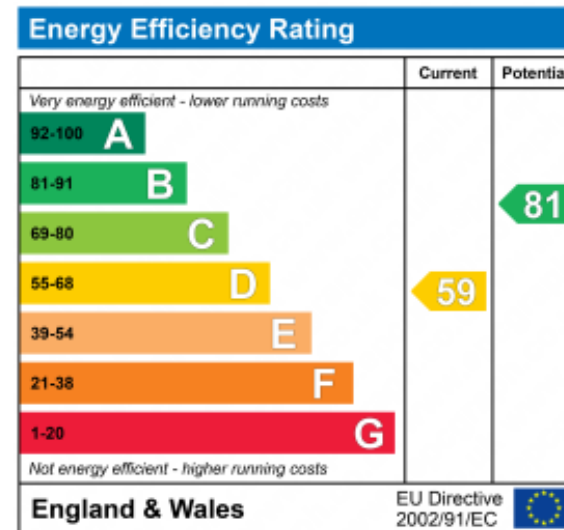
TOTAL FLOOR AREA: 1457 sq.ft. (135.4 sq.m.) approx.

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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