



Weaver Grange | Moulton | CW9 8PH

EDWARD
mellor



Features

- THIS IS A CHAIN FREE PURCHASE
- An extended semi detached bungalow
- Spacious with 2 living areas and 3 bedrooms
- Garage and south facing rear garden
- Quietly situated close to countryside

WITH NO FORWARD CHAIN - Nestled in the heart of a picturesque village near to countryside, this spacious extended bungalow offers an idyllic retreat perfect for buyers who want to enjoy the quiet life. The property stands on a generous mature plot featuring an excellent garage 18ft x

8ft6 with loft space and driveway. Also with a lovely secluded rear garden which enjoys a sunny south facing orientation and extends further to one side. With gas central heating and PVCu double glazing, the layout which is deceptively spacious offers excellent potential for further improvement. In

summary comprising entrance hall, lounge, kitchen through to a large dining room extension with several windows adding natural light and double doors opening to the rear garden. There are three bedrooms or one as a study/work from space and shower room.



From the property and in a short 2 minute walk is access to miles of delightful open countryside (watch our virtual tour). The bungalow is quietly situated in a no through road on what is a favoured and long established development. Moulton is a very popular village 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, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym.

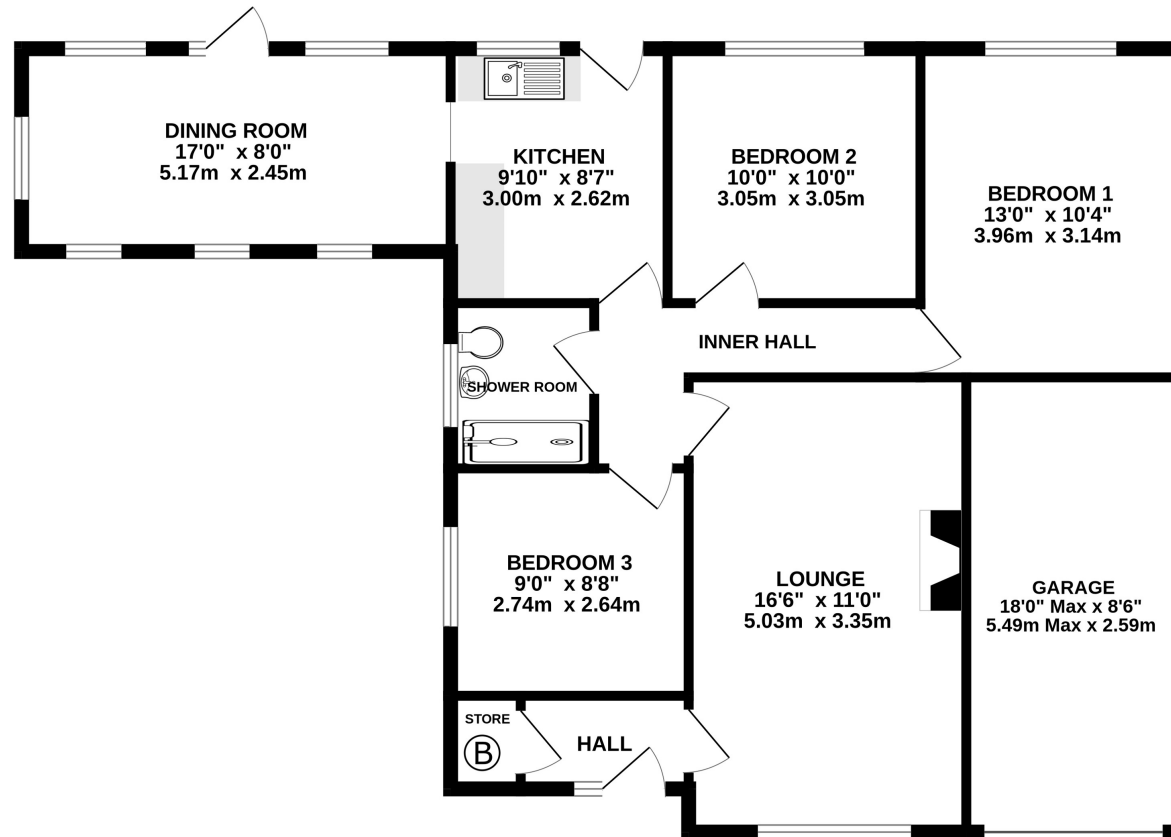
SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** We advise prospective purchasers that none of the fittings or services have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and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



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1009 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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: C
- Tenure:Freehold

EPC Rating

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