



Niddries Lane | Moulton | CW9 8RE

EDWARD
mellor



Features

- A CHAIN FREE BUY
- Well appointed 3 bedroomed semi
- Lounge, dining kitchen and conservatory
- Garage, excellent drive and attractive garden
- Close to delightful riverside walks

With a detached garage, excellent gated driveway and a secluded attractive rear garden, this modern semi detached house can be purchased immediately with no forward chain. Enjoying the benefits of gas

central heating and PVCu double glazing, the accommodation begins with an entrance hall, lounge with bay window, open plan dining kitchen with integrated oven and hob having double doors which open into a lovely

conservatory with view over the garden. On the first floor, bedroom one has a range of fitted wardrobes, there are two further bedrooms and a family bathroom with shower fitted.



The property is well positioned towards the end of a no through road and is part of the much favoured and long established village of Moulton. Of great appeal to walkers and cyclists is the close proximity of miles of delightful open countryside and riverside walks stretching through the Weaver Valley. Moulton is a thriving village community with convenience store, primary school, village hall, St Stephens Church, 2 public houses and attractive green space with children's play area. Northwich town centre is just over three miles away and provides an excellent choice of shops and stores, Waitrose supermarket with picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. Access to the A556 is less than 2 miles away which connects to the motorway network and many major commercial centres in the north west.

SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Leasehold with a ground rent of £9 per annum. The lease is perpetual over 999 years and started 1st January 1967. **NOTE:** None of the services or fittings 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 Band D.

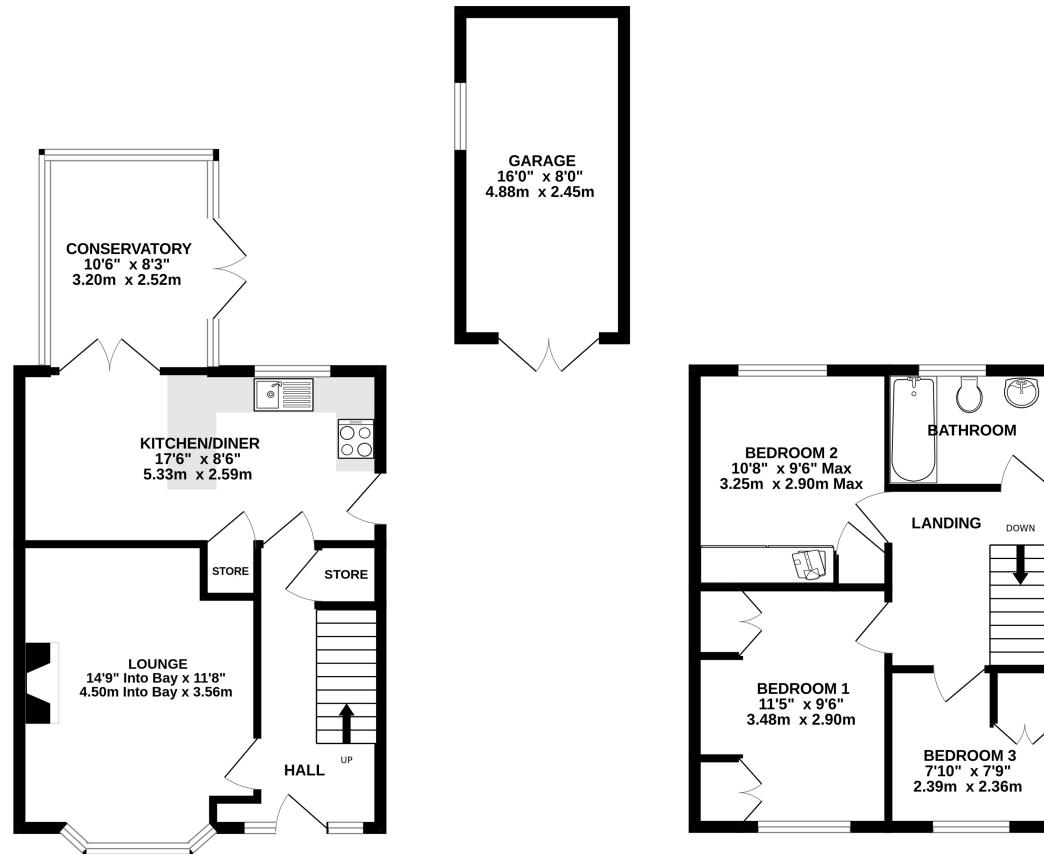


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



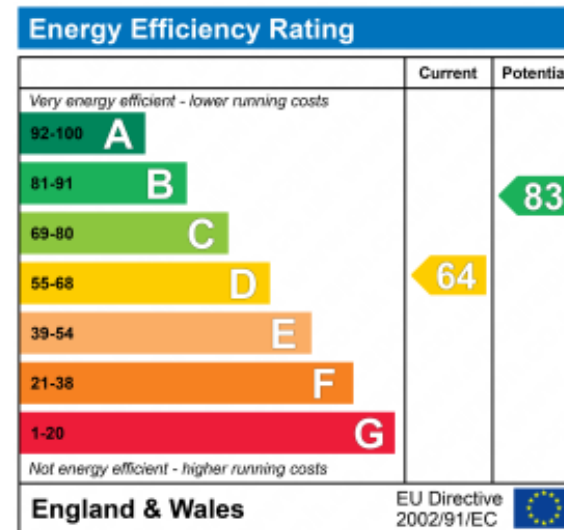
TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

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: Leasehold

EPC Rating



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