



Britten Crescent | Moulton | CW9 8XA

EDWARD
mellor



Features

- A stunning detached family home
- Lounge, dining room and fitted kitchen
- 4 bedrooms and 2 bathrooms
- Garage, private driveway & landscaped garden
- Much favoured village location

Discover your dream home with this stunning 4 bed detached family home which is meticulously presented to show home standard. With a high quality specification throughout, the property is perfect for families seeking comfort and style. With gas central heating having an annually serviced combi boiler, PVCu double glazing and full fibre broadband, the

accommodation which is in pristine decorative order begins with a welcoming entrance hall, cloakroom, dining room with bay window, lounge with French doors opening to rear garden, fitted kitchen with a range of integrated appliances/breakfast area and utility room. To the first floor there is a master bedroom with fitted wardrobes and en suite shower room,

guest bedroom two, two further bedrooms and bathroom. Outside there is a garage and private driveway giving ample off-road parking. The enclosed rear garden has been enhanced and beautifully landscaped fully stocked with various maturing plants.



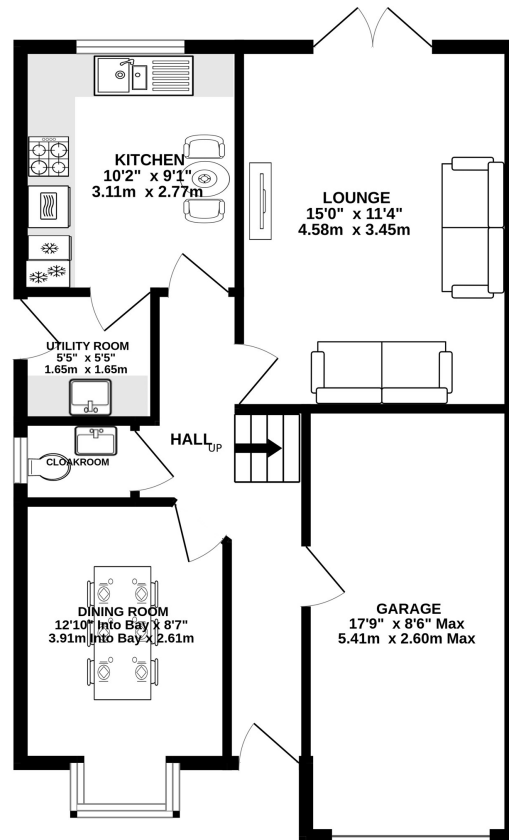
The property is situated within a cul de sac and forms part of a small and attractive development built and completed around Autumn 2017. This is a great location for the business commuter as the A556 is only a 5 minute drive and links to the motorway network and several major commercial centres throughout the north west e.g Manchester, Manchester International Airport Liverpool, Chester and Warrington. In contrast there is beautiful open countryside nearby and miles of riverside walks and cycle rides to enjoy {WATCH OUR VIRTUAL TOUR}. Moulton has a highly rated primary school, village hall, St Stephens church, public house and convenience store. Northwich town centre is around 4 miles away and offers comprehensive shopping facilities, bars and restaurants, Waitrose supermarket with a picturesque marina and a multiplex cinema.

SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold and free from chief rent. **MANAGEMENT CHARGE:** £300 per annum, **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 - E. Energy Efficiency Rating - B **TO VIEW** By appointment with the Agent's Northwich Office.

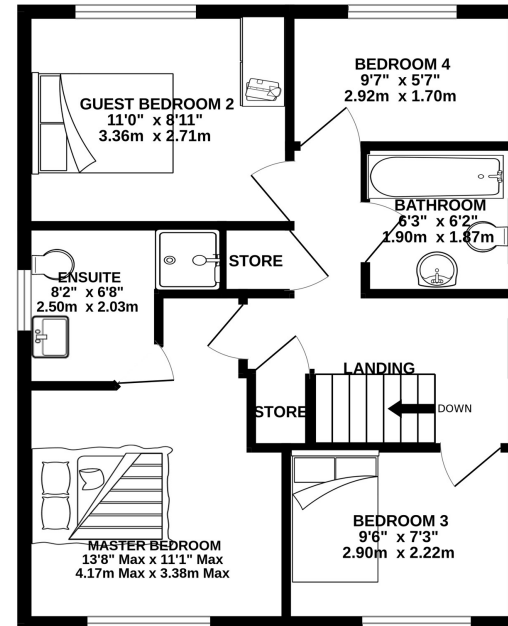
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



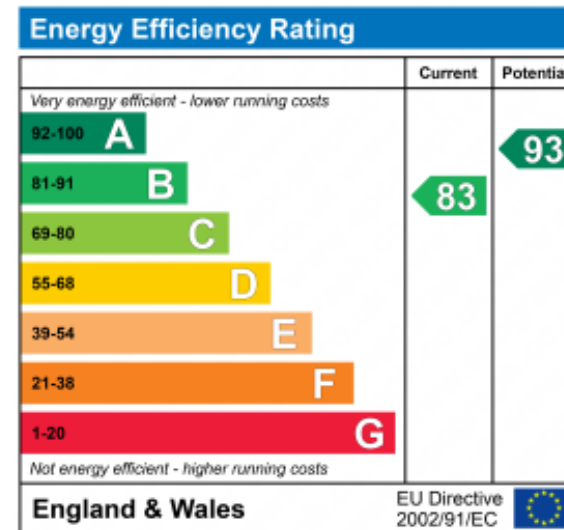
TOTAL FLOOR AREA : 1159 sq.ft. (107.6 sq.m.) approx.

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
- Annual Service Charge: £300

EPC Rating



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