



Britten Crescent | Moulton | CW9 8XA

EDWARD
mellor



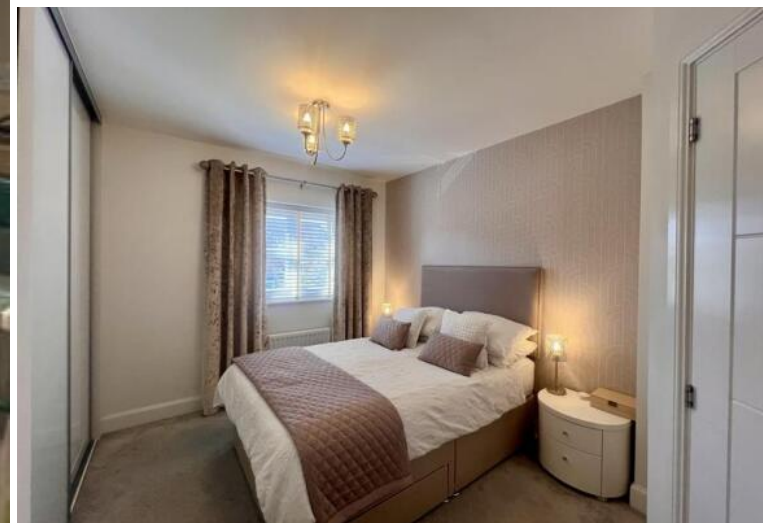
Features

- A perfect blend of style, space and location
- Immaculate 4 bed en suite detached
- All to 'showhome standard'
- Beautifully landscaped outdoor space
- Miles of countryside walks nearby

Move straight in and enjoy the lifestyle that this stunning detached family home provides offering the best of both worlds - countryside walks on the doorstep and quick links to Manchester, Chester and beyond - Well positioned in a cul de sac on a small development built 2017. - Bright

and spacious throughout - superbly presented accommodation with many highlights - welcoming entrance hall, cloakroom-bay fronted dining room - lounge with French doors to the garden - stylish fitted kitchen/breakfast area and utility room - upstairs there is a master bedroom with fitted

wardrobes and en suite - guest double - two further bedrooms or 'one as a work from home space' - bathroom. Outside : Garage - generous driveway parking - landscaped gardens which are fully enclosed and ideal for family time and entertainment.



Viewings available by appointment - watch our virtual tour and see why this could be your forever home.

Location Features - Moulton is a thriving village community - highly rated primary school, village hall, church, pub and local shop all nearby - only 5 minutes drive to A556 and motorway network for Manchester, Liverpool, Chester and Airport - riverside walks, cycle routes and countryside all on the doorstep - Northwich town centre just 4 miles away with shops, restaurants, Waitrose, marina and cinema.

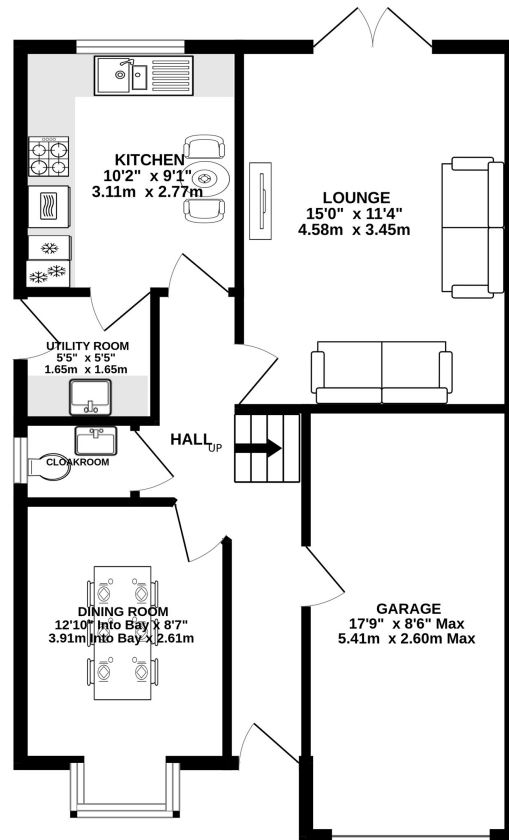
Key Details - Freehold - Council Tax Band E - Energy Rating B - Management Charge £300 per annum



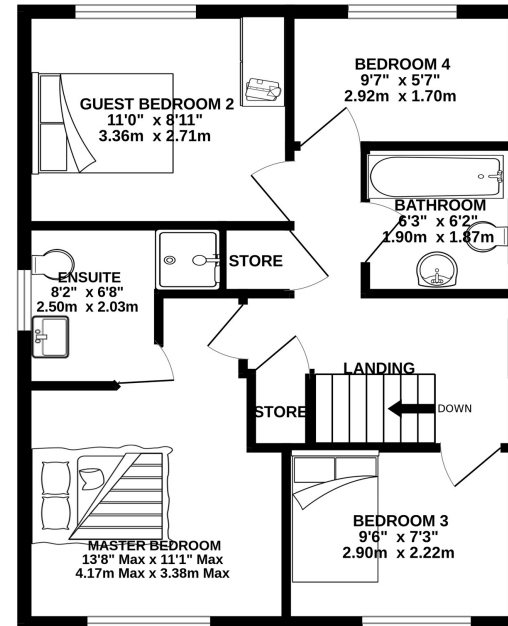
FLOOR LAYOUT

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.



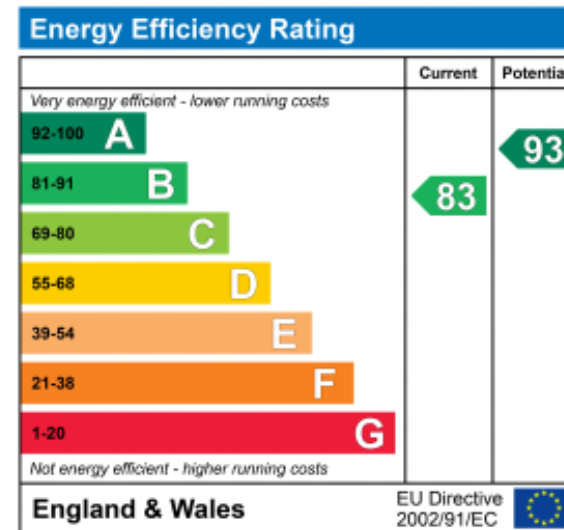
TOTAL FLOOR AREA : 1159 sq.ft. (107.6 sq.m.) approx.

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Important Information

- Council Tax Band: E
- Tenure: Freehold
- Annual Service Charge: £300

EPC Rating



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