



VINCENT JAMES
ESTATE AGENTS

4 REGENT STREET, MOULTON,
NORTHWICH, CW9 8NY

£170,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this MID TERRACED property located in MOULTON. The newly modernised accommodation includes: Lounge, Dining Room, Kitchen & Lean to / Utility Room to the ground floor, TWO BEDROOMS and bathroom to the first floor with the added bonus of a Loft room. Externally there is an enclosed rear yard. ***NO CHAIN***

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Lounge

12'1 x 10'4

Accessed via double glazed front entrance door. Radiator. Laminate flooring. Opening to Dining Room.



Dining Room

11'9 x 10'9

Window to the rear elevation. Door to Kitchen. Radiator. Laminate Flooring.



Kitchen

9'8 x 5'8

Fitted with a range of wall, drawer and base units with worksurfaces above. Integrated Fridge. Inset Electric oven with hob and hood above. Part tiled walls. Door to Utility / Lean to. Laminate flooring. Radiator.



Lean To / Utility Room

8'6 x 4'8

Access door to the rear elevation. Space for Washing Machine. Laminate flooring.



Landing

Doors to bedrooms and bathroom. Ladder style steps to loft / hobby room.

Master Bedroom

11'9 x 10'5

Double glazed window to the front elevation. Radiator.



Bedroom Two

8'2 x 8'1

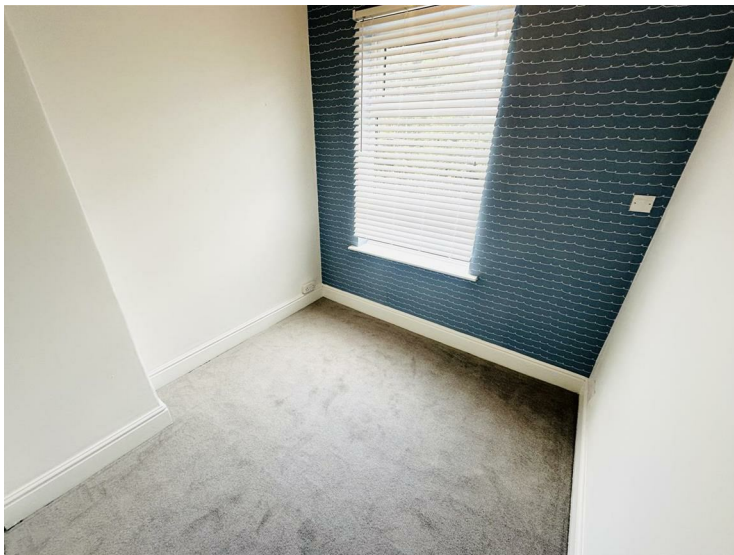
Double glazed window to the front elevation. Radiator.



Loft Room

13'6 x 11'3

Velux Style Window to the rear elevation. Power & Light.



Bathroom

9'9 x 5'8

Low level WC, wash hand basin and panelled bath with shower above. Double glazed window to the rear elevation. Part tiled walls. Radiator. Cupboard housing boiler.



Externally - Front

Access to the front door.

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Externally - Rear

Paved rear yard. Access gate.



Extra Information

Tenure: Freehold

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: A

TEL: 01606 663939

Ground Floor
Approx. 33.8 sq. metres (363.5 sq. feet)



First Floor
Approx. 28.9 sq. metres (310.6 sq. feet)



Second Floor
Approx. 13.3 sq. metres (143.4 sq. feet)



Total area: approx. 75.9 sq. metres (817.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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