



1A SCHOOL LANE, MOULTON, NORTHWICH, CW9 8PD

£425,000



Vincent James Estate Agents are delighted to present this fantastic detached bungalow, situated in the highly sought-after village of Moulton. This well-maintained home offers spacious and versatile accommodation, ideal for a range of buyers.

Upon entering, you are welcomed into a bright and inviting hallway, leading to a generously sized lounge, perfect for relaxing or entertaining. The kitchen diner provides ample space for cooking and dining, with access to a rear porch that adds extra convenience. The property boasts three well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the bungalow is surrounded by mature wrap-around gardens, offering a peaceful and private outdoor space. The front garden features a striking yin and yang-inspired planting design, adding a unique and decorative touch. The property also benefits from ample off-road parking and the rare advantage of both a single and detached garage, providing excellent storage or workshop potential. The property also benefits from an electric car charging point.

With its prime location, spacious layout, and charming outdoor spaces, this property is a must-see. Contact us today to arrange a viewing!

N.B. The bungalow is being sold with no onward Chain.

WWW.VINCENTJAMESESTATEAGENTS.CO.UK

Entrance Porch

Accessed via double glazed front entrance door. Laminate flooring. Storage Cupboard. Door to Hallway.

Hallway

Laminate flooring. Radiator. Doors to Bedrooms, Bathroom, WC, Lounge & Kitchen. Loft access with ladder leading to boarded loft with light.



Lounge

Double glazed windows to the front and side elevation. Column Style Radiator. Double doors leading to the Kitchen.



Master Bedroom

Double glazed window to the front elevation. Column Style Radiator.



Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset high level oven and microwave. Inset hob with extractor fan above. Integrated Dishwasher & Fridge Freezer. Inset spotlights. Part tiled walls. Double glazed windows to the rear and side elevation. Part Laminate / Tiled effect flooring. Two column style radiators. Door to rear porch.



Bedroom Two

Double glazed sliding door to the rear elevation. Laminate Flooring. Column Style Radiator.



Rear Porch

Double glazed windows to three sides. Double glazed door to the side elevation. Space for Washing Machine & Tumble Dryer. Laminate Flooring.

Bedroom Three

Double glazed window to the front elevation. Radiator.



Bathroom

Low level WC, wash hand basin, paneled bath and shower cubicle. Part tiled walls Double glazed window to the rear elevation. Heated towel rail.

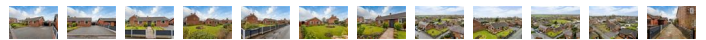


WC

Low level WC and wash hand basin. Part tiled walls. Double glazed window to the rear elevation.

Externally - Front

Block paved driveway for several cars leading to garage. Further Driveway providing off road parking for multiple vehicles with gates leading to the rear garden, further parking area and double garage. Wrap around mature garden with lawned areas and feature planting. Electric vehicle charging point.



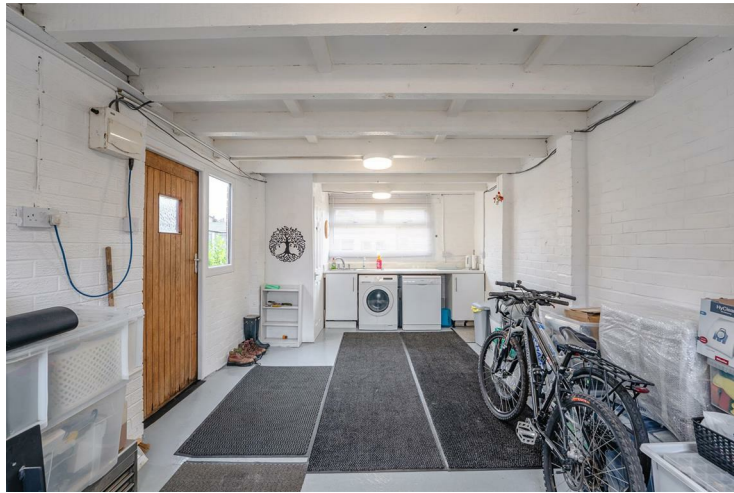
Externally - Rear

Paved patio leading to lawned garden with mature planting borders. Side access gate. Garden Shed.



Garage

Double wooden doors to the front elevation. Double glazed window to the rear elevation. Power & Light. Access door to the side elevation. Door to WC. Space for washing machine and dishwasher with worksurface above. Inset sink. Door leading to WC with Low level WC.



Annual Ground Rent: N/A
Service Charge: N/A
Service Charge Review Period: N/A
Council Tax Band: E

Double Garage

Double wooden doors to the front elevation. Window and access door to the side elevation. Built in workbench, water point outside. Sink inside.



Detached Summer House

Kitchen with inset sink and space for fridge. Laminate flooring. Door leading to the shower room with Low level WC, wash hand basin and shower cubicle. Further door leading the storage room.



Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

Extra Information

Tenure: Freehold
Length of lease: N/A



1A School Lane, Moulton

DETAILS

Total area: 171.61 m²
Living area: 119.07 m²
Floors: 1
Rooms: 17


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.


0 1 2 3 4m
1:117

▼ Ground Floor

TOTAL AREA: 171.61 m² · LIVING AREA: 119.07 m² · ROOMS: 17



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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	

THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK