



21 REGENT STREET, MOULTON,  
NORTHWICH, CW9 8NX

£145,000



Vincent James Estate Agents are pleased to bring to the market this beautifully presented Mid Terrace property located in ever popular village of Moulton. The accommodation of this wonderful home includes Lounge, Dining Room, Kitchen and Utility to the ground floor and Two Bedrooms, Family Bathroom and separate WC to the first floor. Externally there is a south east facing rear yard. Viewing is a must to appreciate what this wonderful home and village has to offer.

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## Lounge

Access into the property via front door, double glazed window to front, wall mounted radiator and fire place.



## Dining Room

Access to kitchen, exposed brick feature fire place, under stairs storage, double glazed window to rear and radiator.



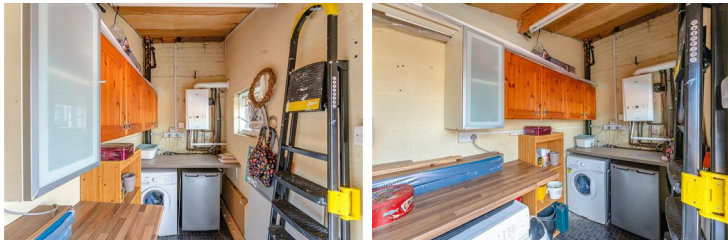
## Kitchen

Access to rear yard, integrated oven, hob and undercounter fridge, double glazed window.



## Utility

Space for washing machine, dryer and freestanding freezer. double glazed window.



## Bedroom One

Double glazed window to rear, access into bathroom, radiator.



## Bedroom Two

Double glazed window to front, access into en-suite.



## En-Suite

Low level WC and hand wash basin.



## Bathroom

Three piece suite, bath with overhead shower, low level WC, hand wash basin and double glazed window to rear elevation.

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Externally

Paved yard area with rear gate.



TEL: 01606 663939



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#### DETAILS

Total area: 756.86 sq ft  
Living area: 756.86 sq ft  
Floors: 2  
Rooms: 10

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0' 4' 8' 12'  
1:120

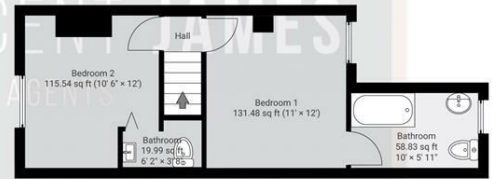
#### ▼ Ground Floor

TOTAL AREA: 408.55 sq ft • LIVING AREA: 408.55 sq ft • ROOMS: 5



#### ▼ 1st Floor

TOTAL AREA: 348.31 sq ft • LIVING AREA: 348.31 sq ft • ROOMS: 5



#### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (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<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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