



8 MOSS STREET, WEAVERHAM, NORTHWICH, CW8 3NH

£375,000



Step into a world of charm and enchantment at 8 Moss Street, a truly unique two-bedroom cottage nestled in the heart of Weaverham Village. This home is unlike anything you have ever experienced – a place where character and creativity weave together to form something extraordinary. Prepare to be inspired, because this one deserves its very own Pinterest board.

As you approach, the cobbled pathway sets the scene, leading you to the front door where a sense of wonder awaits. Inside, you are immediately embraced by interiors brimming with personality. The home is a joyful celebration of maximalist design, with every corner offering something new to discover. The bespoke country-style kitchen is the perfect beginning, crafted for those who love the art of baking, cooking, and gathering with loved ones. It's a place where Sunday mornings are filled with coffee aromas and the gentle clatter of teacups.

Wander further and you'll find the cosy lounge, an inviting space where warmth and comfort flow naturally. Here, double doors open to the al-fresco dining area, inviting you to step outside and enjoy evenings under the fairy lights, with the scent of summer in the air and laughter carrying into the night.

Upstairs, two beautifully appointed bedrooms await, each one offering its own sense of serenity. The family bathroom completes this floor – a tranquil retreat where you can unwind and recharge.

But the magic doesn't end there. Outside, you'll find a garden alive with possibility, perfect for morning coffees, evening drinks, or simply soaking up the seasons. Beyond this lies a converted garage, currently used as a home office with its own WC – an inspiring space for creativity, work, or even transformation into your own personal sanctuary.

Homes of this calibre and character are exceptionally rare. 8 Moss Street is more than a house – it's a story waiting to be lived. Don't let this enchanting opportunity pass you by.

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Introduction

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Hallway

Accessed via front entrance door. Stairs to first floor. Door to Lounge. Opening to Kitchen.



Lounge

Window to the front elevation. French doors to the rear elevation. Feature fireplace with inset log burner.



Kitchen Diner

Fitted with a Country style Kitchen. Windows to the front and rear elevation. Stable door to the side elevation.



Landing

Access to bedrooms and shower room.

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Master Bedroom

Windows to the front and rear elevation.



Externally - Front

Off road parking for two cars.



Bedroom Two

Window to the front elevation. Fitted wardrobe.



Shower Room

Low level WC, wash hand basin and walk in shower. Window to the rear elevation,



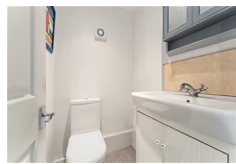
Externally - Rear

Enclosed rear garden.



Outbuilding / Home Office

Double glazed window to the front elevation. Access door to the side elevation.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: D

Anti Money Laundering

All prospective 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.

TEL: 01606 663939



**8 Moss Street,
Weaverham.**

DETAILS

Total area: 903.24 sq ft
Living area: 903.24 sq ft
Floors: 2
Rooms: 10

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.

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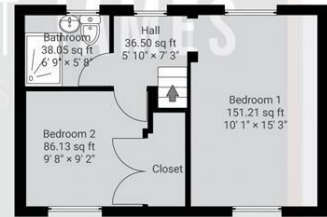
▼ Ground Floor

TOTAL AREA: 570.21 sq ft • LIVING AREA: 570.21 sq ft • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 333.03 sq ft • LIVING AREA: 333.03 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 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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87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK