



79 MAIN ROAD, MOULTON,
NORTHWICH, CW9 8PG

£290,000



Welcome to Orchard Rise Cottage, a charming detached bungalow nestled in the picturesque Moulton Village. Set on a fantastic corner plot, this property offers a wonderful opportunity for those seeking to make their mark in a desirable area.

Upon entering the bungalow, you are welcomed by a spacious hallway that connects the various living spaces with ease. The inviting lounge provides a perfect setting for relaxation, while the generous kitchen diner is ideal for family meals and entertaining guests. Additionally, a delightful conservatory extends the living space, allowing for an abundance of natural light and a lovely view of the gardens.

This bungalow features two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience. A further bathroom serves the second bedroom and guests alike, making this home practical for everyday living.

Externally, Orchard Rise Cottage boasts both front and rear gardens, providing ample outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The property also includes a driveway, offering private off-road parking for your convenience.

While the bungalow is in need of some modernisation, it presents a fantastic canvas for potential buyers to create their dream home. Do not miss out on this opportunity to own a piece of Moulton Village. Call us now to book your viewing and discover the potential that Orchard Rise Cottage has to offer!

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Entrance Hallway



Connecting the home together.

Lounge



Providing access to the conservatory.

Conservatory



Accessed via Kitchen. Door to Rear Garden.

Kitchen Diner



Fitted with a range of wall, drawer and base units with worksurfaces above. Wall mounted boiler.

Master Bedroom



Built in storage, access to en-suite.

En-suite



WC, Hand wash basin.

Bedroom Two



Views out to the front.

Bathroom



Shower, hand wash basin and WC.

Externally (Front)



Front lawned garden, pathway to front door.

Externally (Rear)



Lawned garden, off road parking.

AML & Financial Qualification

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

Extra Information

Tenure - Freehold

Council Tax Band - D

Surrounding Area



Set in the heart of historic Moulton, the property is ideally placed for enjoying scenic walks, charming village pubs, and local amenities — all while being just a short drive from Northwich town centre and major transport links.



79 Main Road, Moulton

DETAILS

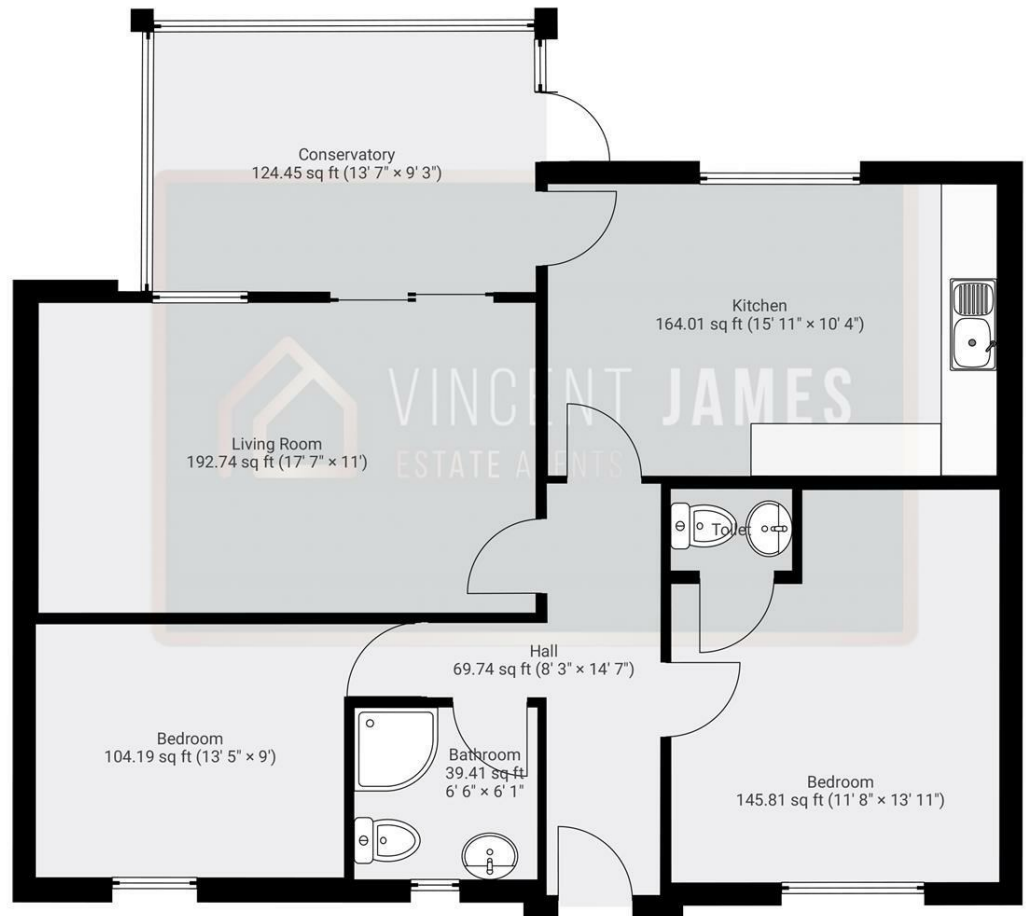
Total area: 852.19 sq ft
Living area: 852.19 sq ft
Floors: 1
Rooms: 8

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0' 2' 4' 6' 1:56

▼ Ground Floor

TOTAL AREA: 852.19 sq ft • LIVING AREA: 852.19 sq ft • ROOMS: 8



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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