

MISREPRESENTATION ACT 1967.

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

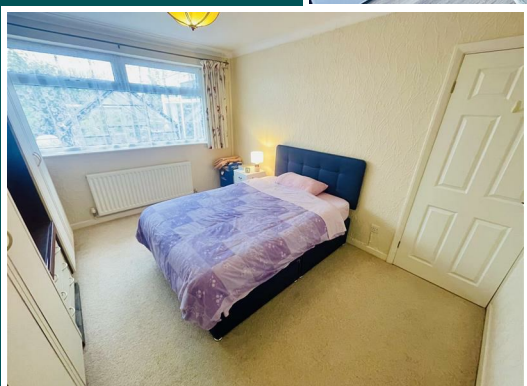
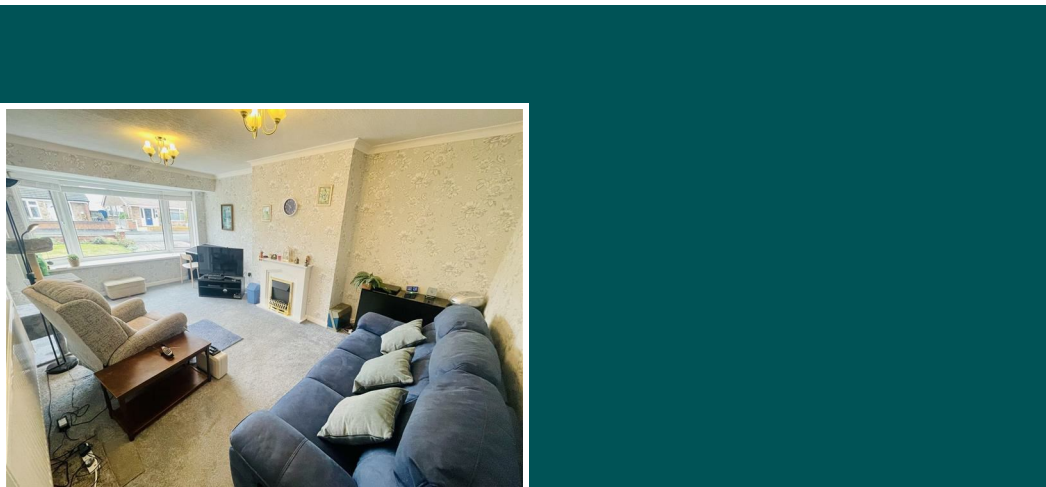
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 102.1 sq. metres (1099.2 sq. feet)



OFFERS IN THE REGION OF £280,000



20 BEECHFIELD
MOULTON
NORTHWICH
CW9 8PF



COUNCIL TAX BAND: C



A modernised two bedroom bungalow located in the centre of Moulton

Description

Purchased by the current vendor less than two years ago this property has been updated and maintained and is the perfect opportunity for a downsizer.

Externally the property is located at the end of the cul-de-sac with ample on road parking and a single driveway with a single integral garage housing the fuse box and electric metre and a lawned garden to the front aspect.

The private rear garden with two storage sheds and a greenhouse is accessible both off the conservatory and via the side gate, ideal for transporting garden waste.

Accommodation comprises entrance hall with a built in cupboard housing the combi boiler.

The bay fronted lounge measures over 20 ft by over 11 ft creating a light and airy reception room with a feature gas fireplace.

Bedroom two has a large double glazed window to the side aspect and is the perfect size for a spare bedroom.

The modern three piece family bathroom has been updated since the vendor purchased the property including new flooring. The bathroom has a large double glazed window to the side aspect.

Bedroom one measures over 12 ft by over 10 ft creating a spacious bedroom with ample space for free standing furniture and has a large double glazed window to the rear aspect.

The kitchen/dining room has been knocked through to create an open plan kitchen/diner with a modern kitchen recently installed by the current vendor. The kitchen has beautiful splashbacks and a range of low level and eye level units and a selection of integrated appliances including an induction hob, extractor hood, dishwasher and double oven.

Located in the heart of Moulton village within walking distance to Moulton Primary School, Moulton Village Playground, The Lion and The Travellers Rest Public Houses and The Crow's Nest Café, Moulton is the perfect village for downsizers who are still independent and require the flexibility of being able to walk to local amenities.

Moulton is conveniently located within a short drive of the A533 connecting commuters to the A556, the M56 and M6 motorways.