



Holst Gardens, Moulton Northwich CW9 8XT

welcome to

Holst Gardens, Moulton Northwich

SPACIOUS FOUR BEDROOM DETACHED PROPERTY BOASTING A QUIET CUL DE SAC POSITION IN A HIGHLY SOUGHT AFTER MOULTON LOCATION WITH NO UPWARD CHAIN!



Entrance Hall

Door to front aspect, stairs to first floor and radiator

Downstairs Wc

Low level WC, hand wash basin and radiator

Lounge

21' 9" max into bay x 10' 6" (6.63m max into bay x 3.20m)
Double glazed bay window to front aspect and two radiators

Kitchen/ Diner

20' 5" max x 9' 9" (6.22m max x 2.97m)
Double doors leading to rear garden and additional double glazed window to rear aspect. Range of fitted wall and base units with contrasting work surfaces, integrated fridge/ freezer, dishwasher, induction hob and double oven. Stainless steel sink and drainer unit and spotlights

Utility Room

Sink and drainer, intergrated washing and tumble dryer. Door to rear aspect

Bedroom One

14' 4" x 10' (4.37m x 3.05m)
Double glazed window to front aspect and radiator

En Suite

Shower cubicle, low level WC, hand wash basin, double glazed frosted window to side aspect and radiator

Bedroom Two

13' 4" max x 10' 2" (4.06m max x 3.10m)
Double glazed window to front aspect and radiators

En Suite

Double glazed window to side aspect, shower cubicle, low level WC, hand wash basin and radiator

Bedroom Three

10' 9" x 9' 1" (3.28m x 2.77m)
Double glazed window to rear aspect and radiator

Bedroom Four

9' 7" x 8' 1" (2.92m x 2.46m)
Double glazed window to rear aspect and radiator

Bathroom

Bath, low level WC, hand wash basin and double glazed frosted window to rear aspect

External

Garage with power, light and up and over door.
Additional driveway parking. Private rear garden to the rear



view this property online [swetenhams.co.uk/Property/NRT107272](https://www.swetenhams.co.uk/Property/NRT107272)



welcome to

Holst Gardens, Moulton Northwich

- Four Bedroom Detached Property
- Two En suites and Family Bathroom
- Quiet Cul De Sac Location
- No Upward Chain
- Council Tax Band E

Tenure: Freehold EPC Rating: B

offers over

£425,000



The property location map is not available at this time

view this property online swetenhams.co.uk/Property/NRT107272

Please note the marker reflects the postcode not the actual property



Property Ref:
NRT107272 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


swetenhams



01606 43937



northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



swetenhams.co.uk