



**Holst Gardens, Moulton Northwich CW9 8XT**



**welcome to**

**Holst Gardens, Moulton Northwich**

BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED PROPERTY OCCUPYING A SOUGHT AFTER CORNER PLOT WHICH IS NOT OVERLOOKED IN A HIGHLY SOUGHT AFTER MOULTON LOCATION!



### **Entrance Hall**

Entrance door to front aspect, stairs to first floor and radiator

### **Downstairs Wc**

Low level WC, hand wash basin, double glazed window to side aspect and radiator

### **Dining Room**

13' x 8' ( 3.96m x 2.44m )

Double glazed bay window to front aspect and radiator

### **Lounge**

15' 11" x 11' ( 4.85m x 3.35m )

Double doors leading to rear garden and two radiators

### **Kitchen**

10' x 9' ( 3.05m x 2.74m )

Range of wall and base units with contrasting work surfaces over, induction hob, electric oven, integrated dishwasher and fridge/ freezer, sink and drainer unit, double glazed window to rear aspect, tiled flooring and radiator

### **Utility Room**

6' x 5' ( 1.83m x 1.52m )

Wall and base units with work surfaces over, space for washing machine, sink and drainer unit and door leading to side aspect

### **Bedroom One**

13' x 8' 11" ( 3.96m x 2.72m )

Double glazed window to front aspect, built in wardrobes and radiator

### **En Suite**

Shower cubicle, low level WC, hand wash basin. heated towel rail and double glaze frosted window to side aspect

### **Bedroom Two**

11' x 9' ( 3.35m x 2.74m )

Double glazed window to rear aspect and radiator

### **Bedroom Three**

9' x 5' 10" ( 2.74m x 1.78m )

Double glazed window to front aspect and radiator

### **Bedroom Four**

9' x 6' 10" ( 2.74m x 2.08m )

Double glazed window to rear aspect and radiator

### **Bathroom**

Bath with shower over, low level WC, hand wash basin, heated towel rail and double glazed frosted window to side aspect

### **External**

Driveway parking for several vehicles, electric charge point, garage with power, light and up and over door. Private, well maintained rear garden which is mainly laid to lawn with patio seating area, shed, outdoor tap and gated side access



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## Holst Gardens, Moulton Northwich

- Four Bedroom Detached Family Home
- Quiet Cul De Sac Position
- Corner Plot that is not Overlooked
- Highly Sought After Moulton Development
- Council Tax Band E

Tenure: Freehold EPC Rating: B

offers over

**£380,000**



Please note the marker reflects the postcode not the actual property

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