



**Moreton Street, Northwich CW8 4DH**



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## **Moreton Street, Northwich**

A beautifully presented mid terraced home offering excellent accommodation throughout which comes to the market with the added benefit of NO ONWARD CHAIN. Occupying an enviable position on the highly sought-after Moreton Street with the popular area of Winnington...book a viewing today!!.



## Dining Room

13' 3" x 11' 5" Maximum including stairs ( 4.04m x 3.48m Maximum including stairs )  
Featuring a front aspect double glazed Bay Window, radiator with display grill, Adam style display fireplace having a tiled hearth, original style built in storage cupboard housing meters, wood effect flooring, stairway to the first floor having an open spindle balustrade, coving and power points.

## Living Room

11' 9" x 11' 9" Maximum into alcove ( 3.58m x 3.58m Maximum into alcove )  
Having a rear aspect double glazed window, radiator with thermostat, matching wood effect flooring, featuring a cast iron style display fireplace. Coving, power points, TV aerial point. Doorway to the kitchen.

## Kitchen

9' 10" x 7' ( 3.00m x 2.13m )  
Fitted with a modern range of wall mounted and base level units having marble effect work top surfaces incorporating a stainless steel sink and drainer with a chrome mixer tap. Cupboards incorporating downlighting, electric oven with separate grill and four ring gas hob with an extractor hood with lighting over. Space for a fridge freezer, plumbing for a washing machine, space for a dryer, built in dishwasher. Herringbone style flooring, power points, open arch to the breakfast area.

## Breakfast Area/Utility

7' 1" x 6' 10" Maximum ( 2.16m x 2.08m Maximum )  
Having a rear aspect double glazed window, double glazed door to the rear yard area, radiator, matching wood effect Herringbone style flooring. Power points.

## First Floor Landing

Having a split level landing with a radiator with thermostat, power point. door and stairway to the loft room.

## Bedroom One

13' 8" Maximum x 10' ( 4.17m Maximum x 3.05m )  
Having a front aspect double glazed window, featuring an original style cast iron style fireplace with a tiled hearth, part wood panelled walling, coving, power points.

## Bedroom Two

10' 8" x 8' 5" extending to 11' 8" Into alcove limited headroom ( 3.25m x 2.57m extending to 3.56m Into alcove limited headroom )  
Having a rear aspect double glazed window, radiator with thermostat, built in storage cupboard, hanging rails, coving, and power points.

## Family Bathroom

10' narrowing to 5' " x 6' 9" Maximum ( 3.05m narrowing to 1.52m x 2.06m )  
Fitted with a three piece suite comprising tiled panel bath with chrome mixer taps and a shower attachment, pedestal wash hand basin and a low level W.C. Tiled walls and Herringbone style effect flooring, rear aspect obscured double glazed window, radiator with thermostat, built in storage cupboard with shelving.

## Loft Room

13' 3" x 17' Including stairs extending to 12' 10" Maximum into eaves ( 4.04m x 5.18m Including stairs extending to 3.91m Maximum into eaves )  
Timber door and stairway to the loft room, having an open spindle balustrade, dual Velux double glazed roof windows, power points, exposed wooden timbers. All providing flexibility as a potential bedroom, playroom, study and more.

## Externally

Externally, the property is approached by a small walled paved courtyard with gated access, there is a shared ginnel to the side with gated access opening to the rear yard and garden area. Having a well presented paved walled yard opening to the garden area with walled and fenced borders, a raised timber decked patio area, artificial grass, and a timber storage cupboard. External lighting and garden water tap.



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## Moreton Street, Northwich

- Well presented throughout terraced home
- Sought after Moreton Street and Winnington area
- Close to amenities and schooling
- NO ONWARD CHAIN
- Two reception rooms, modern kitchen and breakfast area

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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