



3 POPLAR AVENUE

Moulton, Northwich, Cheshire CW9 8RJ

£210,000



3 POPLAR AVENUE

Moulton, Northwich, Cheshire CW9 8RJ

THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY in a sought after location, offering excellent accommodation including OPEN PLAN DINING KITCHEN. Off road parking on the driveway and low maintenance South West facing rear garden – NO CHAIN!

ACCOMMODATION

- Three bedroom semi detached
- South West facing rear garden
- Dining kitchen
- Gas central heating
- uPVC Double Glazing
- Off road parking on driveway
- NO CHAIN

Ground Floor

Open Porch

The inset external open porch provides welcome shelter from the elements whilst entering the property.

Entrance Hall

A very airy and bright space entered via a half double glazed uPVC door from the external porch area into the hall with doors leading off to the living room and dining kitchen. Stairs rise to the first floor accommodation with a useful storage cupboard below entered off the kitchen.

Living Room 13' 11" x 11' 11" (4.24m x 3.63m)

Entered from the hall this is a nicely proportioned room with uPVC double glazed window to the front elevation.

Kitchen/Dining Room 17' 11" x 8' 10" (5.46m x 2.69m)

Entered from the hall this is a spacious open plan kitchen/dining room fitted with a good range of wall and base units with work surface over incorporating a stainless sink below the uPVC double glazed window to the rear garden. Spaces for tall fridge freezer, washing machine, tumble dryer and cooker. Two uPVC double glazed windows look to the rear garden and an external uPVC door opens to the side elevation. There are also two useful storage cupboards to either side of the door from the hall.





First Floor

Landing

Entered via the staircase from the hall it provides access to the three bedrooms and the bathroom and has natural light from the uPVC window to the side elevation.

Master Bedroom 12' 0" x 10' 1" (3.65m x 3.07m)

Double bedroom situated to the front of the property with uPVC double glazed window to the front elevation.

Bedroom Two 10' 11" x 10' 1" (3.32m x 3.07m)

Further double bedroom with uPVC double glazed window to the rear of the property and built in wardrobe.

Bedroom Three 9' 0" x 7' 7" (2.74m x 2.31m)

Single bedroom with uPVC double glazed window to the front of the property and built in wardrobe.

Shower Room 7' 5" x 5' 4" (2.26m x 1.62m)

Fitted with a white modern suite comprising; wash hand basin with storage below, WC and large separate shower cubicle fitted with an electric shower. Chrome ladder style towel radiator and obscure glazed uPVC window to the rear elevation.

Externally

Front

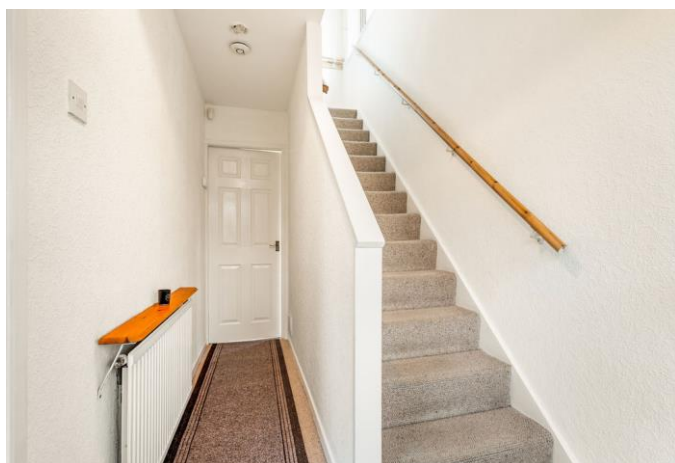
Off road parking on the gravel driveway to the front and side of the property and low maintenance garden area in front of the property itself. The drive continues down the side of the house which provides access to the rear garden.

Rear

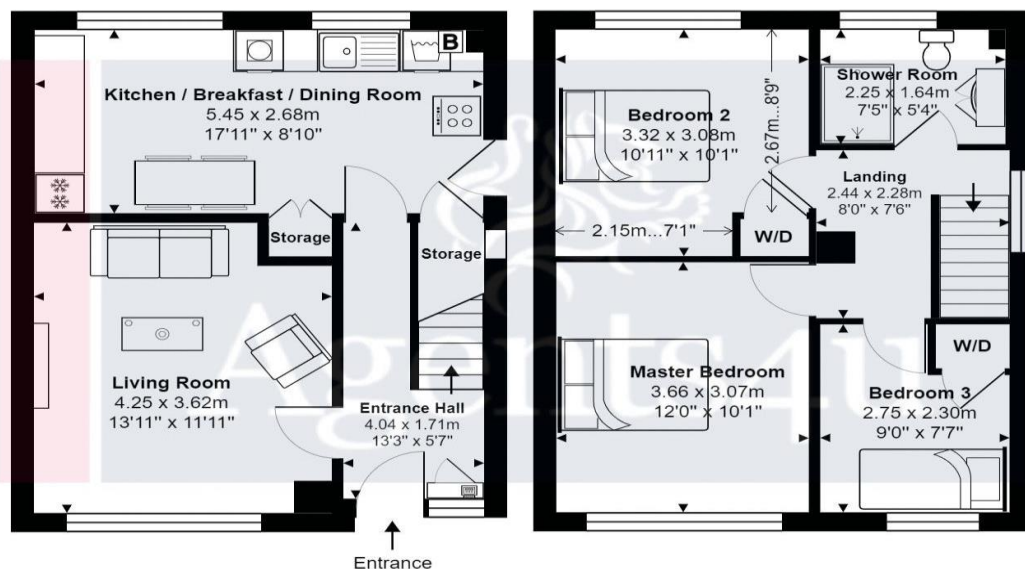
Well fenced rear garden with paved patio areas and low maintenance gravelled garden with feature shrubs.

Copyright © 2023 Agents4u. All Rights Reserved.

These details are intended as a guide only, potential purchasers should satisfy themselves by personal inspection. Fittings, equipment, services or apparatus of any description have not been tested so we cannot verify that they are either functional or fit for purpose. Measurements used in the property details may be approximate, if intending purchasers need accurate measurements they should take such measurements themselves.



3 POPLAR AVENUE, MOULTON, NORTHWICH, CHESHIRE, CW9 8RJ



Ground Floor
Floor Area: 38.2 m² ... 412 ft²

First Floor
Floor Area: 38.9 m² ... 419 ft²

Approximate Gross Internal Area: 77.1 m² ... 830 ft²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Green House EPC Ltd 2023. Copyright.



Energy performance certificate (EPC)		
3 Poplar Avenue Moulton NORTHWICH CW9 8RJ	Energy rating D	Valid until: 6 March 2033 Certificate number: 8317-3517-9002-0107-1502
Property type	Semi-detached house	
Total floor area	77 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

Agents4u

PO BOX 399, Northwich, Cheshire, CW8 4WP

01606 892 333

mail@agents4u.co.uk

www.agents4u.co.uk