



HINCHLIFFE  
HOLMES



51 REGENT STREET





#### **GROUND FLOOR**

Lounge | Kitchen | Dining Room

#### **FIRST FLOOR**

Landing | Bedroom One | Bedroom Two | Bathroom

#### **SECOND FLOOR**

Loft Room

#### **OUTSIDE**

Garden

# 51 REGENT STREET

Moulton | CW9 8NX

Situated in the heart of Moulton, this property beautifully presented throughout with superb flexible accommodation. This mid-terrace home is benefits from two bedrooms, loft room, two reception rooms and private landscaped garden.

Moulton has a bustling community with its own active Community Association, the Grade II St. Stephen's Church and a variety of social, community and sports clubs, including two football clubs, youth and drama groups and the Moulton Adventure Group. Its two pubs and village hall host many social events and functions. In Middlewich the Town Hall hosts live entertainment. For theatre evenings visit the Harlequin Theatre in Northwich, while Northwich Swimming Pool and Winsford Lifestyle Centre offer swimming, fitness and leisure facilities. Moulton has its own village shop and the nearby towns of Winsford, Northwich and Middlewich each offer a wide selection of shops and supermarkets. In the market town of

Middlewich there is a monthly market and four superstores, while in Northwich the Baron's Quay Development has a mix of shops, eateries and Odeon cinema complex. Moulton has its own Primary School serving the village which has strong links with The County High School Leftwich, an Academy school that caters for 11-16 year olds, as does Middlewich High School. Sir John Deane's College at Northwich is a specialist sixth form college with a prestigious Matrix quality standard award. Moulton is four miles south of Northwich and three miles north of Winsford and Middlewich. The A556 links the village to Chester, 19 miles, while the A533 and A54 leads directly to Junction 18 of the M6, approximately five miles. For train travel Northwich Railway Station is about four miles and runs regular services to Chester and Manchester. For air travel Manchester airport is about 20 miles and Liverpool John Lennon airport, 25 miles.

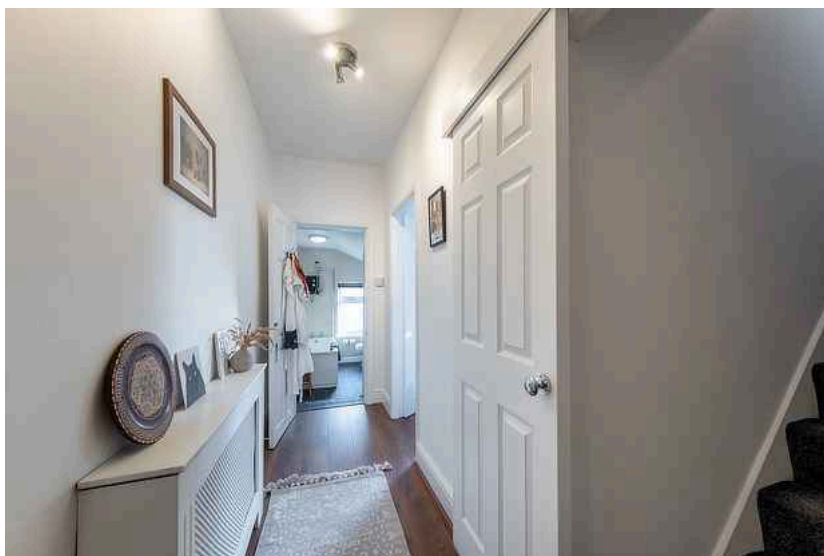




















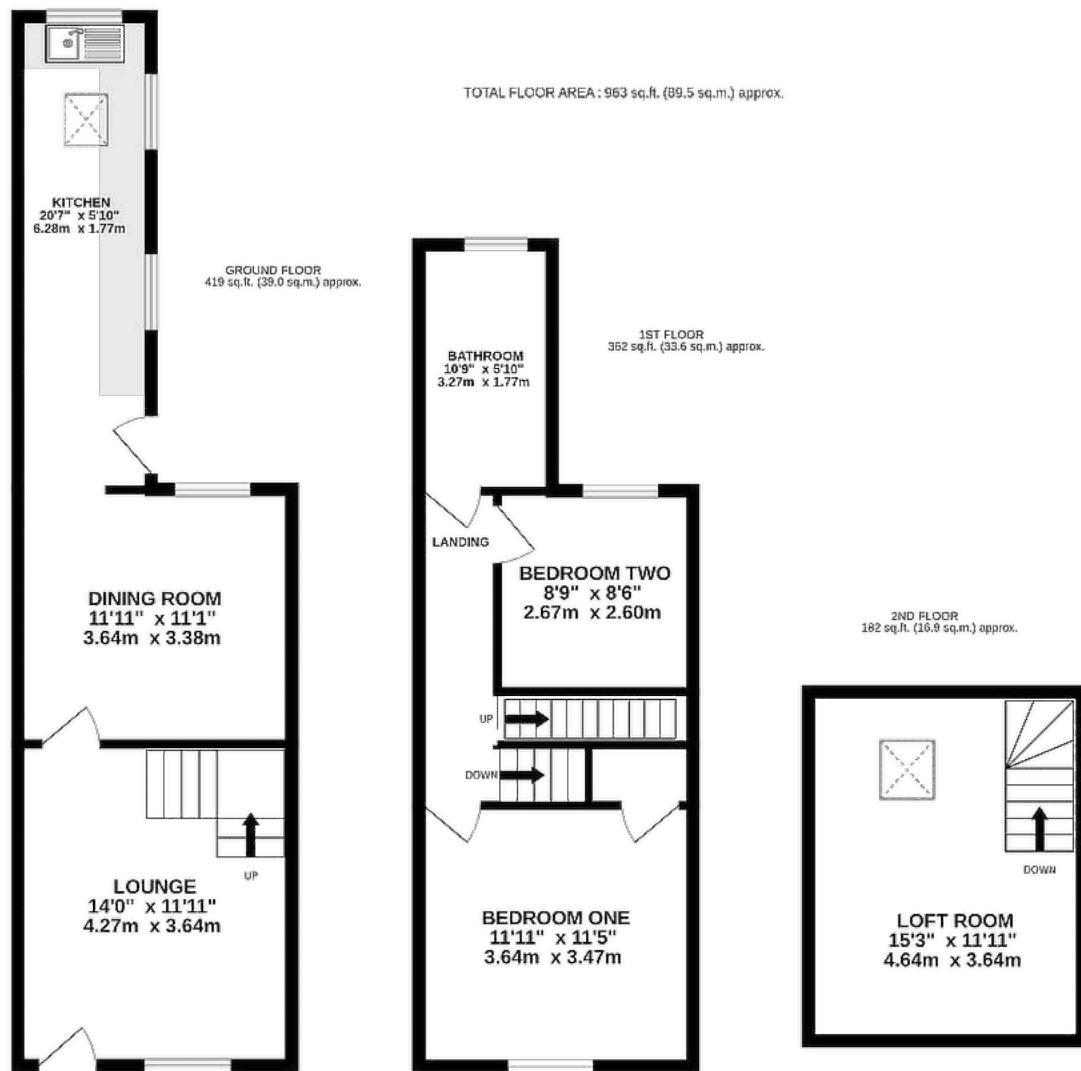












#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band A.

#### POSSESSION

Vacant possession upon completion.

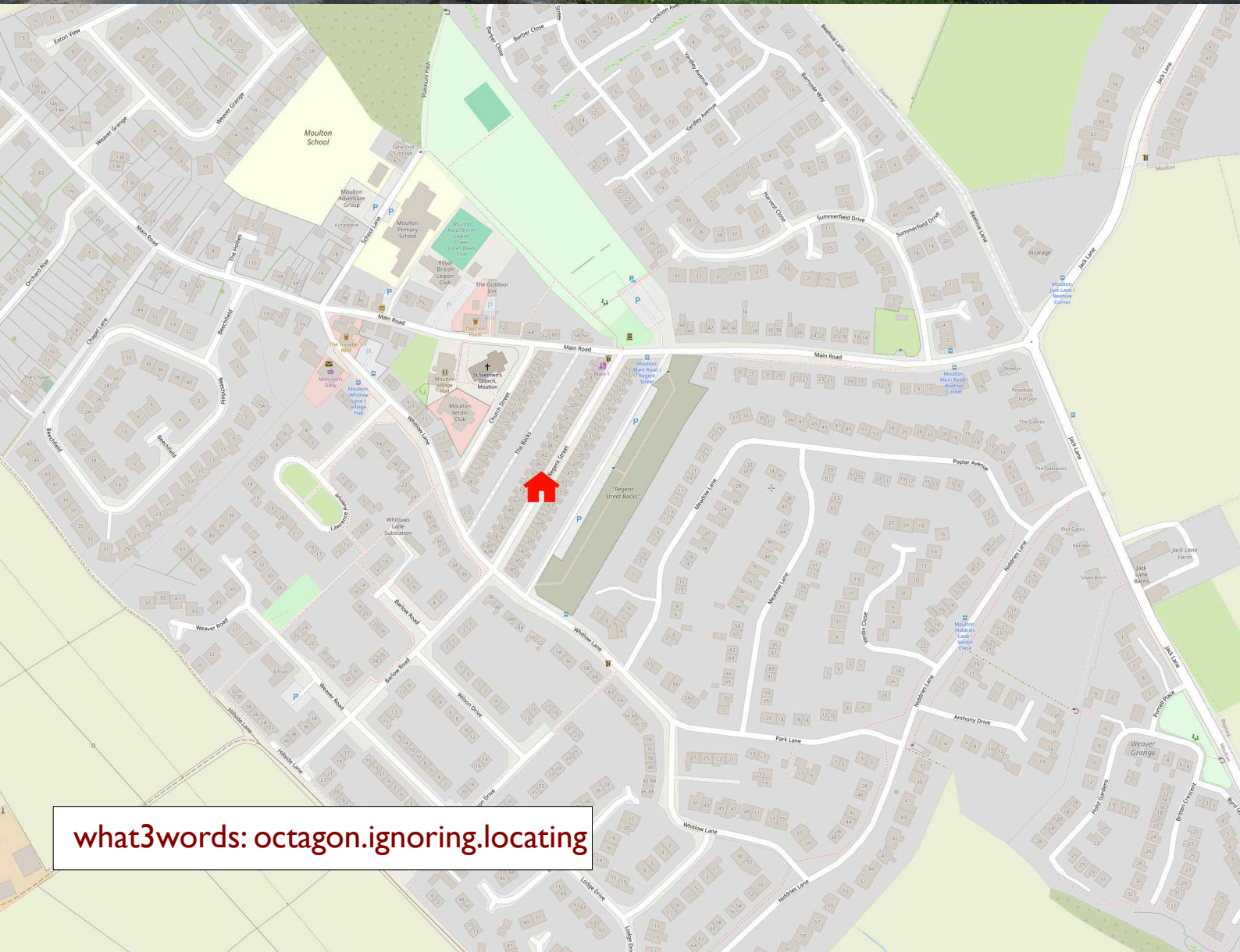
#### VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, 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;
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- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





what3words: octagon.ignoring.locating





**Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.**

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting

approach to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

## **EXCLUSIVE LISTINGS**

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

## **LAND & NEW HOMES**

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

## **MORTGAGES**

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

## **LETTINGS**

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

## **PROPERTY MANAGEMENT**

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.


more than  
**30,000**  
viewings arranged

**£600 MILLION**  
worth of property sold


on average  
**99.1 %**  
of asking price  
achieved

**OVER 7,000 OFFERS**





UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★


BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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★★★★★


BEST ESTATE AGENT  
CHESHIRE

Ben Hinchliffe

2022-2023



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2023-2024



**TheNegotiator**  
*Awards 2022*

REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**WINNER**  
LETTINGS

AWARDED FOR  
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**HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES**  
**LAND & NEW HOMES | PROPERTY MANAGEMENT**

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