



**GASCOIGNE
HALMAN**

THE OLD DAIRY, NEW ROAD, MORETON

THE AREAS LEADING ESTATE AGENT



THE OLD DAIRY, NEW ROAD, MORETON

£775,000

A beautiful single storey family home with an enclosed courtyard to the rear, delightful garden to the front, parking and detached double garage, set back off New Road.

Being set back off New Road, this lovely home has no passing traffic. Set down a private drive leading to this particular property along with the neighbouring home. This spacious home offers ready to walk into accommodation all set on one level.

Accessed via a pathway sweeping through the front garden, the entrance hall leads onto the main living accommodation which comprises of two reception rooms overlooking the front - the main reception having vaulted ceilings, exposed ceiling beams and exposed brick fire place, while double doors to the second reception offers a variety of uses as a dining room or play room if desired. The kitchen is fitted with a range of solid hand made, in-frame units with space for appliances and a breakfast table. Off the kitchen is a very useful utility room which houses the oil central heating boiler. The utility also leads out onto the rear courtyard which is completely enclosed offering a great degree of privacy and security.





Further along the hallway, there are four further rooms - a home office/bedroom four, along with three further double bedrooms, one of which has a three piece en-suite shower room. The remaining bedrooms are serviced by two bathrooms - one of which is fitted with a bath, the other as a shower room.

Externally, as already mentioned, the property benefits from an enclosed courtyard to the rear while the front garden is mainly laid to lawn with an abundance of mature shrubs and plants along with a large apple tree, bin storage area and a double garage with electric garage doors. A block paved driveway provides off road parking.

With views over fields to the front the property offers a tranquil setting for this freehold home.

DIRECTIONS

CW12 4RX - New Road, Moreton

LOCATION

Moreton is on the edge of Congleton which is a thriving market town providing a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network is approximately 8-10 minutes away from junction 17 of the M6, the railway station in Congleton lies on the Manchester to Stoke-on-Trent branch of the West Coast Main Line, while the stations in Holmes Chapel and Sandbach are on the main Crewe to Manchester line providing fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

TENURE

Freehold

ENERGY PERFORMANCE RATING

EPC rating D

LOCAL AUTHORITY

Cheshire East council tax band G

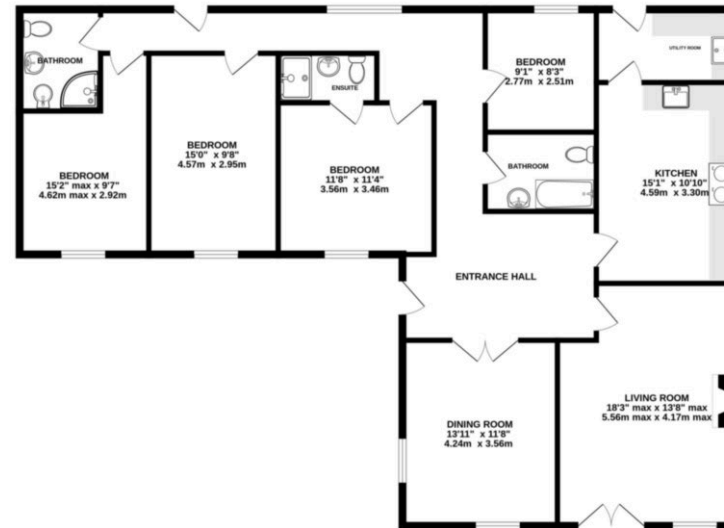
SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1493 sq.ft. (138.7 sq.m.) approx.



TOTAL FLOOR AREA: 1493 sq.ft. (138.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Blueprints (2023)

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