



***24 Niddries Lane, Moulton, Northwich, CW9 8QE***  
***£300,000***

*Situated on a spacious corner plot in the popular village of Moulton, this detached family home offers potential to further extend (subject to planning) The ground floor features an entrance vestibule, a comfortable lounge, and a kitchen/diner—perfect for family meals and entertaining. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from gardens to the front, side, and rear, providing ample outdoor space. A driveway and garage offer convenient off-road parking. This delightful home combines village living with excellent amenities and beautiful country walks nearby.*

## Accommodation

### *ENTRANCE VESTIBULE*

*Accessed via the entrance door, doors to the lounge and stairs rise to the first floor.*

### *LOUNGE 13' 54" x 13' 61" (5.33m x 5.51m)*

*With a double glazed picture window to the front elevation, wall mounted radiator and laminate flooring. A door leads to the kitchen diner.*

### *KITCHEN DINER 16' 48" x 10' 16" (6.1m x 3.45m)*

*With double glazed windows to the rear and side elevations and a door leads to the garden, useful understairs storage. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl ceramic sink unit and mixer tap. Integrated double oven and four ring gas hob. Two integrated fridge freezers. Space and plumbing for washing machine and dishwasher. Space for table and chairs and wall mounted radiator.*

### *LANDING*

*With a double glazed window to the side elevation, loft access to mainly boarded loft, airing cupboard housing water tank, doors to all rooms.*

### *BEDROOM ONE 11' 65" x 8' 85" (5m x 4.6m)*

*With a double glazed window to the front elevation, wall mounted radiator, wardrobes providing hanging space and storage.*

### *BEDROOM TWO 8' 87" x 9' 97" (4.65m x 5.21m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *BEDROOM THREE 7' 30" x 8' 68" (2.9m x 4.17m)*

*With a double glazed window to the front elevation and wall mounted radiator.*

### *BATHROOM*

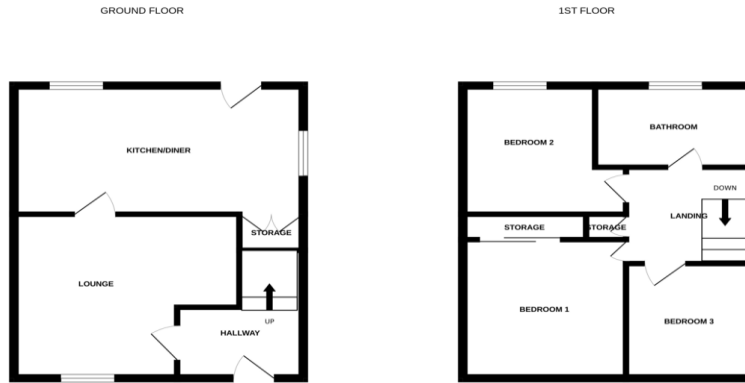
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and 'p' shaped panelled bath with shower over, tiled walls and chrome towel rail.*

### *EXTERNALLY*

*To the front is a path which leads to the entrance door, laid to lawn to the front and rear, with a patio to the side, fantastic area for entertaining. A driveway provides off road parking and leads to the garage. Large shed.*







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, rooms, 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 operation or efficiency can be given. Made with Metagrip ©2025

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Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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