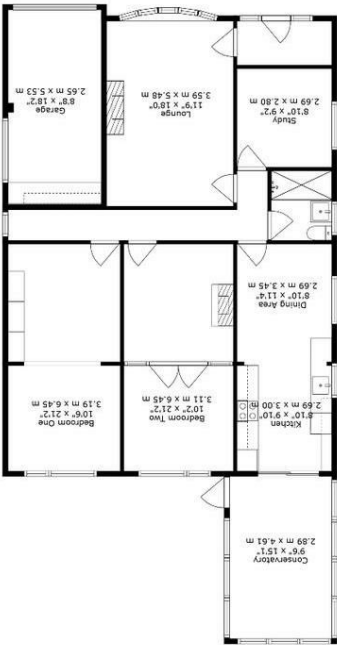


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.



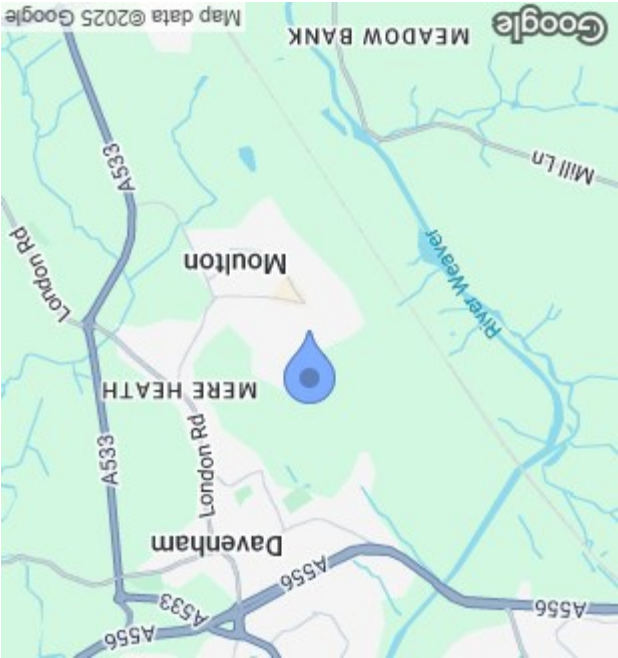
22 Weaver Grange, Moulton



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England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	G	(1-20)
	F	(21-30)
	E	(31-40)
	D	(41-50)
	C	(51-60)
	B	(61-70)
	A	(71-80)
Very energy efficient - lower running costs		
Potential	Current	
80	64	



22 Weaver Grange  
Moulton  
Cheshire  
CW9 8PH



Asking Price  
£360,000



With evergreen hedgerows giving a prized level of privacy, this superior property sits back from Weaver Close behind a pretty lawn and tastefully paved landscaping. A canopied doorway gives an enticing introduction, while inside the herringbone floor and refined grey hues of an exemplary entrance hall hint at the presentation within. Classically elegant yet contemporary, a glass fronted fireplace lends a stylish focal point in the impressive lounge. Set to the rich backdrop of a textured accent chimney breast, it is framed by the warming balance of a solid oak mantelpiece. A wide sweep windows allows a lovely flow of natural light to tumble in, and the notable proportions give everyone a chance to spend quality time together. The clever incorporation of a central inner hallway exudes a fantastic feeling of space and unfolds onto a layout with a wonderful amount of flexibility to be adapted to your own lifestyle needs. Anyone working from home will appreciate the dedicated office, while others will love the fact that it could easily become a gym, playroom or guest bedroom if preferred. The outstanding design themes continue in the open plan kitchen and dining area where the accomplished pairing of a plush textured wall with sleek clean lines gives an indulgently deluxe feel. The dining area is equally perfect for everyday life or entertaining while the exceptional kitchen is fully fitted with handleless cabinets and a superior array of integrated appliances. Marble veined countertops stretch out beneath tiled splashbacks and wide sliding doors extend the already generous dimensions further, leading the way into a spacious conservatory that offers a stunning finishing touch.

Reaching out over a fabulous 21ft, the main bedroom is a sophisticated sanctuary from the hubbub of any given day. With views of the garden, it echoes the tasteful palette of colours that flows cohesively throughout and has the charm of a wide archway that cleverly delineates a fabulous dressing room area that has a wealth of space for wardrobes, a dressing table and chaise lounge. Across the hallway a second double bedroom with space currently set up as a sitting room combines to give a host of possibilities. The fireplace of the sitting room matches that of the lounge, while glazed double doors set within full height inner windows open into a beautifully sun filled bedroom producing plenty of chance to create somewhere incredibly special for teenagers or older family members. A luxury shower room completes the layout.

To the rear the conservatory offers an expanse of glazing, and the vaulted ceiling proffers a superb interplay between the gardens and bungalow. Its tiled floor connects with the landscaped paving of a patio that stretches out and around the property giving you a choice of spaces to sit in the sun. Secluded and enclosed, this picture-perfect rear garden has an established yet easy to maintain lawn and the red foliage of a mature tree that adds a pop of colour.

At the front, a broad paved driveway combines with an attached garage to provide private off-road parking to several vehicles, while high hedgerows and an established lawn are framed in timber and finished with slate shingle.

