



## Tall Trees

Beehive Lane, Moulton, Northwich, CW9 8NT

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Guide Price - £600,000

Tall Trees is a semi-detached cottage situated on a quiet lane with rural views, yet close to the centre of the village. An outstanding family home that has recently been renovated to a high standard, boasting spacious, light filled rooms, a generous sized private garden and ample off-road parking and storage space.

## LOCATION

Nestled in the sought after rural village of Moulton, approximately 3 miles south of Northwich and 3 miles north of Winsford. A beautifully positioned property that offers the perfect blend of character features with modern interiors and peaceful countryside views with excellent commuter links.

## ACCOMMODATION

### KITCHEN

A large bright kitchen with island, vaulted ceiling and doors to a patio. High quality finishes throughout offer the luxury feel.

### LOUNGE

Open plan adjoining the kitchen, a bright room with feature fireplaces and doors onto the garden.

### DOWNSTAIRS BATHROOM

Complete bathroom with shower, toilet, w.c. and wash hand basin.

### PLAYROOM / BEDROOM 1

A large room with glass doors to the driveway, offering a useful space for a playroom, office, snug or guest bedroom.

### UPSTAIRS

### BEDROOM 2

Double room with views overlooking the garden and surrounding fields.





### **BEDROOM 3**

Double room with built in wardrobes and storage.

### **BEDROOM 4**

Large single room or small double currently used as a nursery.

### **FAMILY BATHROOM**

An impressive freestanding bath, shower, w.c. and wash hand basin.

### **OUTSIDE**

Driveway parking, outdoor storage buildings, double garage with upstairs mezzanine. The spacious garden offers a child and pet friendly space with patio, grass and outdoor kitchen.

### **SERVICES**

Mains water, electricity and drainage.

### **AML REGULATIONS**

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required.



Payment is made directly to movebutler and must be completed before we can issue a memorandum of sale. please note that this fee is non refundable.

### SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

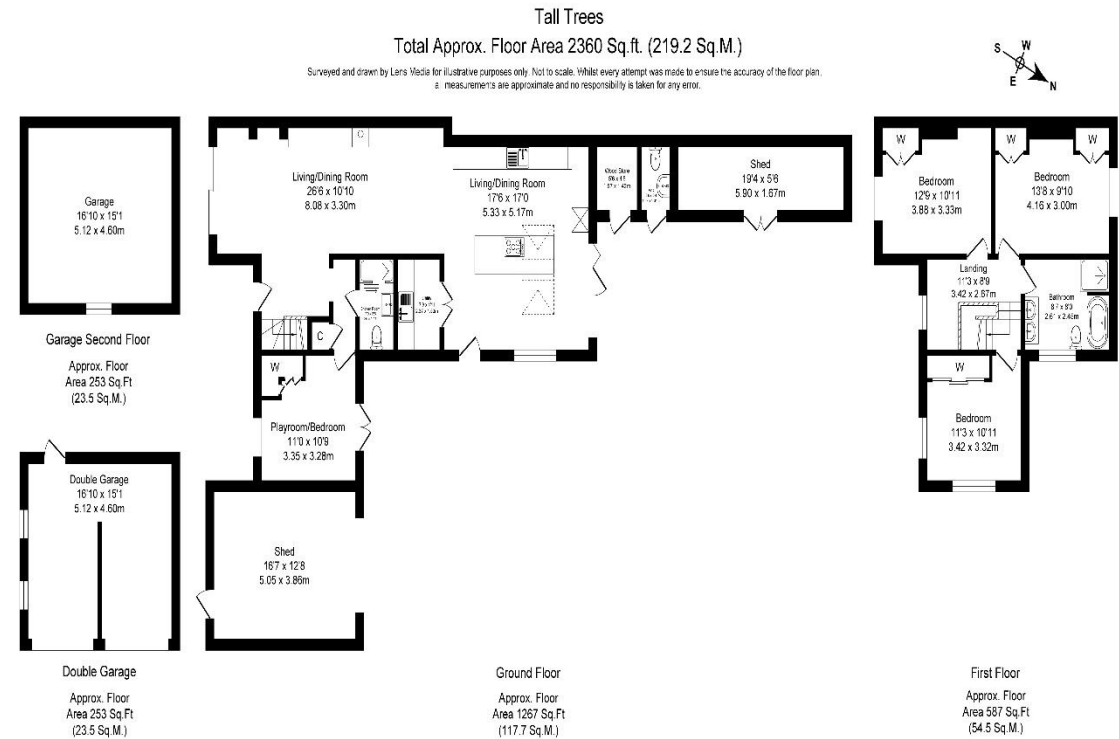
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