



VINCENT JAMES  
FOR SALE  
www.vincentjames.co.uk  
0203 289 8888

 VINCENT JAMES  
ESTATE AGENTS

36 Moss Road, Northwich  
£350,000



## 36 Moss Road

Northwich, Northwich

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached Family Home
- Hallway & WC
- Lounge & Dining Room
- Kitchen & Family Room
- Landing
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Off Road Parking & Garage

### **Entrance Hallway**

Access via front entrance door. Radiator. Stairs to first floor. Doors to Lounge, Dining Room & WC. Original Parquet Flooring.

### **Lounge**

Double glazed bay window to the front elevation. Radiator. Opening to the Dining Room. Original Parquet Flooring.

### **Dining Room**

Column Style Radiator. Opening to Family Area. Original Parquet Flooring.

### **Family Area**

Double glazed French doors to the rear elevation. Under Floor Heating. Column Style Radiator. Inset spotlights.

### **Kitchen**

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Space for Cooker, Washing Machine & Fridge Freezer. Two double glazed windows to the side elevation. Double glazed window to the rear elevation. Inset spotlights. Column Style Radiator.

### **Downstairs WC**

Low level WC and wash hand basin. Double glazed window to the side elevation. Inset spotlights.

### **Landing**

Double glazed window to the side elevation. Loft access. Doors to all bedrooms and bathrooms.

### **Master Bedroom**

Double glazed bay window to the front elevation. Radiator.

### **Bedroom Two**

Double glazed window to the rear elevation. Radiator. Fitted Wardrobes.

### **Bedroom Three**

Double glazed window to the front elevation. Radiator. Wall mounted boiler.

### **Bathroom**



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Column Style Radiator. Opening to Family Area. Original Parquet Flooring.

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Low level WC and wash hand basin. Double glazed window to the side elevation. Inset spotlights.

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DETAILS  
Total area: 1237.75 sq ft  
Living area: 1015.28 sq ft  
Floors: 2  
Rooms: 13

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12'  
1:115

▼ Ground Floor

TOTAL AREA: 841.04 sq ft - LIVING AREA: 618.57 sq ft - ROOMS: 7

▼ 1st Floor

TOTAL AREA: 396.70 sq ft - LIVING AREA: 396.70 sq ft - ROOMS: 6





## Vincent James Estate Agents

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