

Lodge Drive, | Moulton | CW9 8RQ

EDWARD mellor

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Asking Price £245,000







Features

- NO CHAIN SALE
- Semi detached with 3 bedrooms
- Spacious and flexible layout
- Garage and private driveway
- Quiet cul de sac in much favoured location

NO FORWARD CHAIN. This semi-detached dormer-style property offers a spacious and perfectly liveable layout with excellent scope for reconfiguration and improvement. With gas central heating and PVCU double glazing, comprising porch, entrance hall, dining room/bedroom three, bathroom with shower, and a living room having bow window with aspect to the rear garden and kitchen with integrated oven and hob. To the first floor are two bedrooms and a versatile additional space, complemented by useful eaves storage. With thoughtful redesign, there is potential to create further bedroom and bathroom space to the first floor, subject to the necessary consents (please ask for further details). Outside with garage and private driveway, the integral garage offering further potential for conversion to extra living space, and enclosed rear garden.







The property is quietly positioned in a no through road and is part of the much favoured and long established village of Moulton. Of great appeal to walkers and cyclists is the close proximity of miles of delightful open countryside and riverside walks stretching through the Weaver Valley. Moulton is a thriving village community with convenience store, primary school, village hall/Crows Nest cafe, St Stephens Church, 2 public houses and attractive green space with children's play area. Northwich town centre is just over three miles away and provides an excellent choice of shops and stores, Waitrose supermarket with picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. Access to the A556 is less than 2 miles away which connects to the motorway network and many major commercial centres in the north west.

SERVICES: Mains water, gas, electricity and drainage. TENURE: The property is Freehold and free from chief rent. NOTE: None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. ASSESSMENTS: Cheshire West and Chester Council Tax Band C - Energy Efficiency Rating Band TBC

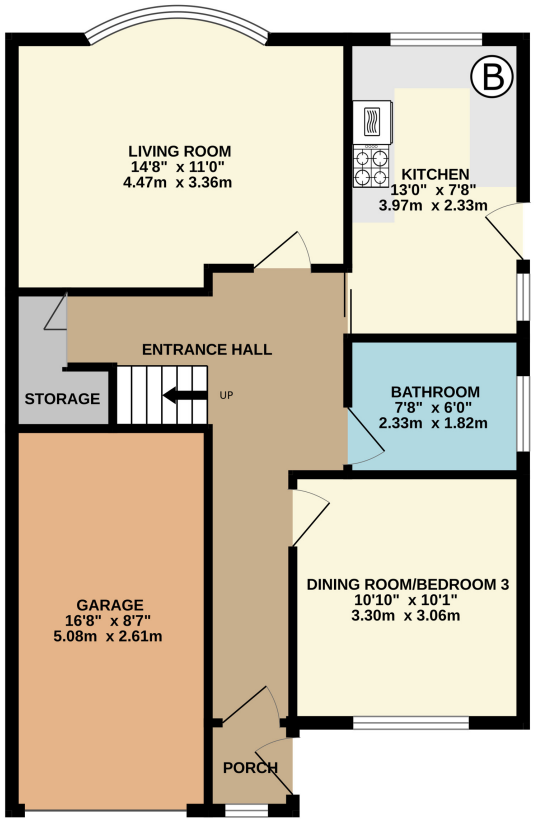


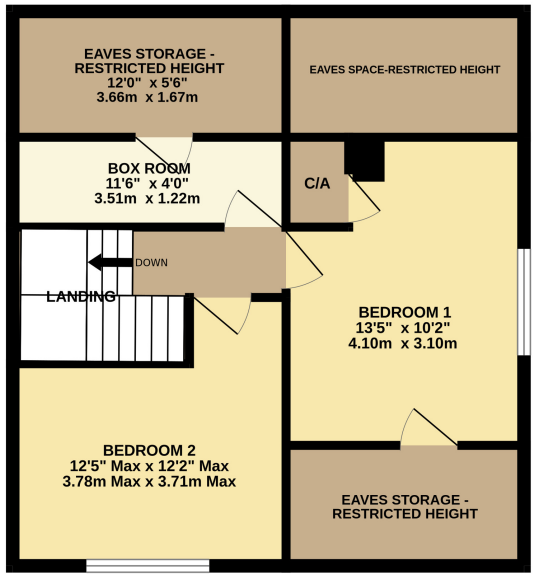
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.





TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 operability or efficiency can be given.
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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating

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