



Regent Street | Moulton | CW9 8NY

EDWARD
mellor



Features

- Beautifully renovated terrace cottage
- 2 reception rooms and 2 bedrooms
- Excellent loft room/home office
- Contemporary fitted kitchen and bathroom
- In a much favoured location

Surprisingly spacious and beautifully updated terraced cottage offering superbly presented accommodation throughout. Benefiting from gas central heating with a combi boiler and PVCu double glazing. The ground floor comprises a dining room, lounge, fitted kitchen with an integrated oven and

hob and a utility room with convenient WC. The first floor offers two bedrooms and a bathroom upgrade with separate shower, all accessed from an attractive landing space. The second floor features an excellent loft conversion, ideal for a home office, hobby room or a range of other uses. With a well kept

garden with sunny aspect, ideal for summer evenings. Occupying a pleasant location close to miles of riverside walks and scenic surrounding countryside, this lovely home combines character, comfort and modern living.



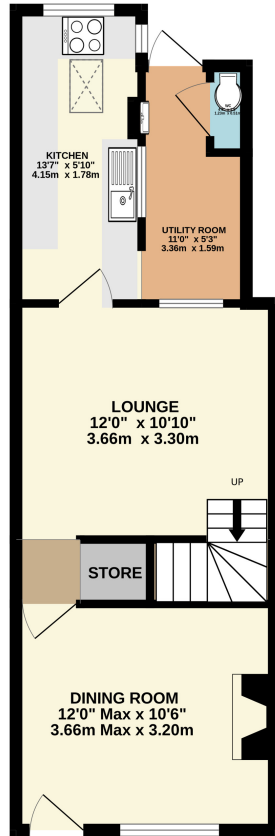
The house is part of the very popular and well established village of Moulton being perfectly placed for village amenities. Within easy walking distance there is a highly rated school, convenience store, St Stephens Church with village hall, public house and playing fields. The village verges onto miles of delightful open countryside ideal for long walks and cycle rides. The beautiful Weaver Valley has the lovely local landmarks of Newbridge and Vale Royal Locks which are shown in our virtual tour. For commuting purposes the A556 is easily accessible within 5 minutes drive and leads directly to the motorway network and several major cities throughout the North West.

SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - A. Energy Efficiency Rating - TBC

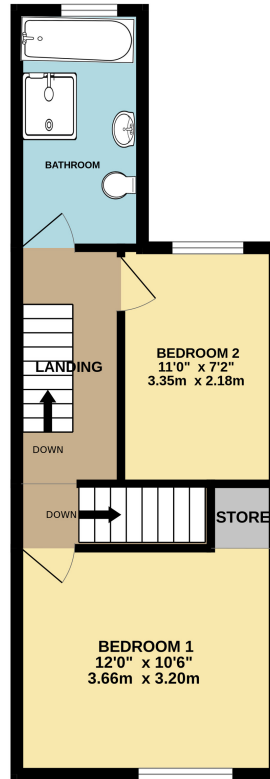
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

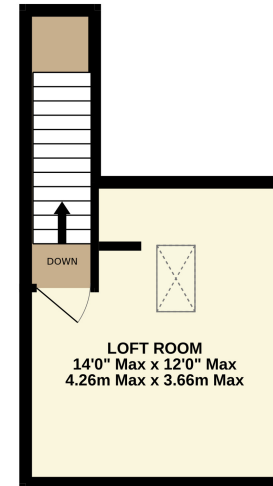
GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR
192 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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: A
- Tenure:Freehold

EPC Rating

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