



***1 Anthony Drive, Moulton, Northwich, Cheshire, CW9 8QF***  
***£315,000***

*The property welcomes you with an inviting entrance hall, leading to a generous lounge featuring a multi-fuel burner, perfect for cosy evenings. Further living space includes a separate dining room, a well-appointed fitted kitchen, a useful utility room, and a bright conservatory overlooking the garden. There are three well-proportioned bedrooms and a modern family bathroom, making the home ideal for a range of buyers.*

*Externally, the property boasts attractively stocked gardens to both the front and rear, a driveway providing ample off-road parking and a garage. Early viewing is highly recommended to fully appreciate the space, presentation, and desirable location on offer.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door to the side elevation. Loft access which leads to the part boarded loft which houses the combi boiler. Oak flooring, wall mounted radiator and doors lead to the lounge, kitchen, bedrooms and bathroom.*

### *LOUNGE 15' 8" x 10' 9" (4.80m x 3.29m)*

*With double glazed windows to the front and side elevations. Oak flooring, wall mounted radiator and multi fuel burner with surround.*

### *DINING ROOM 9' 8" x 9' 4" (2.96m x 2.87m)*

*With a double glazed window to the front elevation, wall mounted radiators, oak flooring and a door leads to the utility room.*

### *KITCHEN 10' 9" x 9' 10" (3.3m x 3.0m)*

*With a double glazed window to the side elevation. Fitted with a comprehensive range of high gloss base and wall units with minerva copper fleck solid surface over incorporating a belfast sink and near boiling temp tap on left while the right hand has cold filtered water to hand hot. 2 ring induction hob and a 2 ring gas on glass hob. Integrated oven and microwave, part tiled walls and space and plumbing for washing machine and dishwasher. Space for fridge freeze*

### *UTILITY ROOM 11' 5" x 5' 2" (3.5m x 1.6m)*

*With doors to the front and rear, laminate flooring and wall mounted radiator.*

### *BEDROOM ONE 11' 9" x 10' 9" (3.6m x 3.3m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *BEDROOM TWO 9' 10" x 11' 9" (3.02m x 3.60m)*

*With a double glazed window to the rear elevation and wall mounted radiator. A door leads to the conservatory.*

### *CONSERVATORY 10' 0" x 10' 9" (3.07m x 3.28m)*

*With double glazed French doors which lead to the garden, tiled flooring.*

### *BEDROOM THREE 7' 8" x 8' 5" (2.35m x 2.59m)*

*With a double glazed window to the side elevation and wall mounted radiator.*

### *SHOWER ROOM*

*With a double glazed opaque window to the side elevation. Fitted with a suite comprising shower cubicle and shower, low level WC, vanity hand wash basin, chrome towel rail, fully tiled walls and wet wall panelling, inset spot lighting.*

### *EXTERNALLY*

*To the front is well stocked with plants, the rear garden is low maintenance patio garden. A driveway provides ample off road parking and leads to the garage.*

### *GARAGE 8' 3" x 16' 11" (2.53m x 5.18m)*

*With an up and over door, power and lighting.*





Total area: approx. 113.6 sq. metres (1223.0 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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