



Meadow Lane | Moulton | CW9 8QH

EDWARD  
melior



## Features

- Perfect and extended for a growing family
- With 4 double sized bedrooms
- Upgraded fitted kitchen and bathroom
- Gas central heating and PVCu double glazing
- Garage and fully enclosed gardens

This extended semi-detached family home is deceptively spacious and thoughtfully laid out to suit modern family living. Benefiting from gas central heating via a combi boiler and PVCu double-glazed windows throughout, the property offers comfort and efficiency. A welcoming entrance hall leads to an impressive 23ft lounge-

diner, ideal for both everyday living and entertaining. To the rear is a versatile garden room providing a multi-purpose space for work, relaxation or play. The newly fitted kitchen features integrated appliances and is complemented by a separate utility room and with refreshed ground floor cloakroom. Upstairs, there are four generous

double bedrooms and an upgraded family bathroom. Externally, the property boasts a garage and driveway providing ample parking, along with a fully enclosed rear garden offering a safe environment and outdoor space for families. The garage presents potential for conversion to further enhance the living space.



The property forms part of a very popular and development within the much sought after village of Moulton. The area offers an appealing lifestyle as nearby there is access to miles of lovely open countryside with riverside walks and cycle rides. Moulton also serves as a excellent commuter base with easy access to the A556 bypass and motorway network leading to areas such as Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Important to note that this is a superb catchment area for schools of all groups including Moulton Primary, Leftwich High and Sir John Deane's College of Further Education. Northwich town centre is around 3 miles away and provides an excellent range of shops and stores, Waitrose supermarket with picturesque marina, bars and restaurants and a cinema complex.

**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Leasehold. The lease has a nominal ground rent of £6 per annum and is perpetual for 999 years with 940 years remaining. **NOTE:** We advise prospective purchasers that none of the fittings or services have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West & Chester Tax Band D- Energy Efficient Rating D

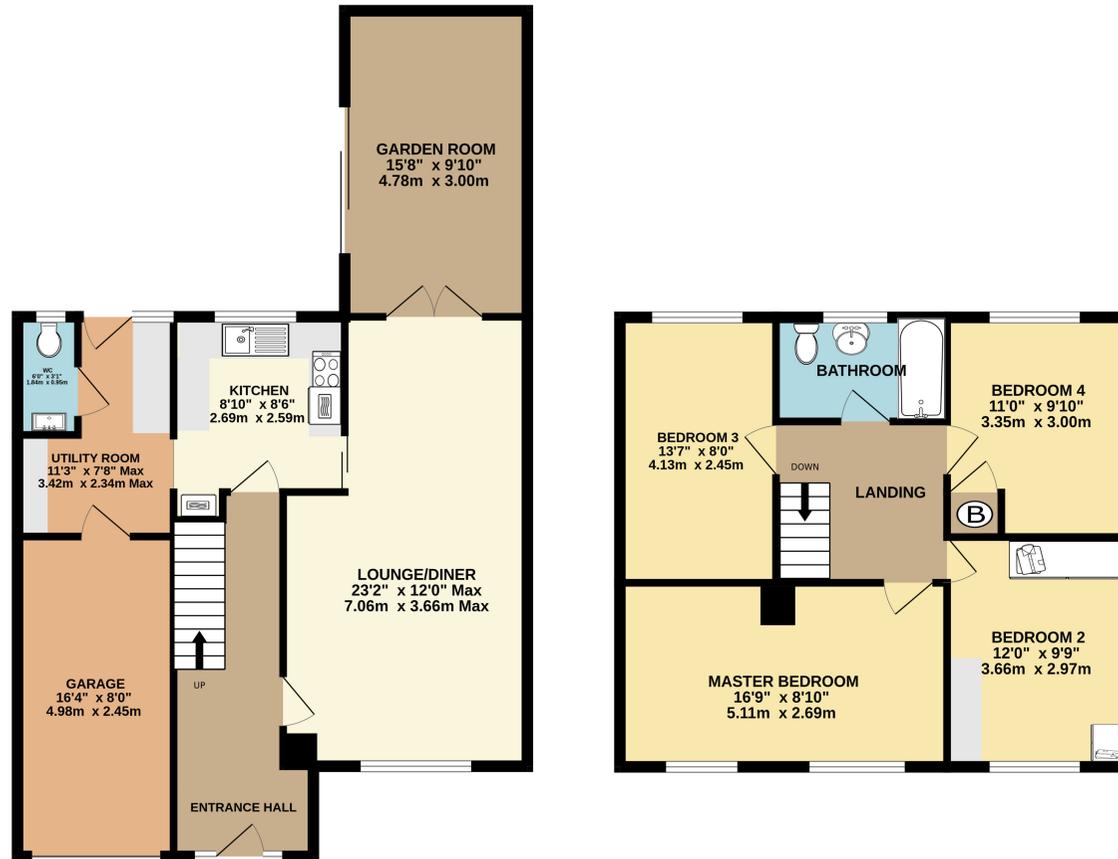


# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



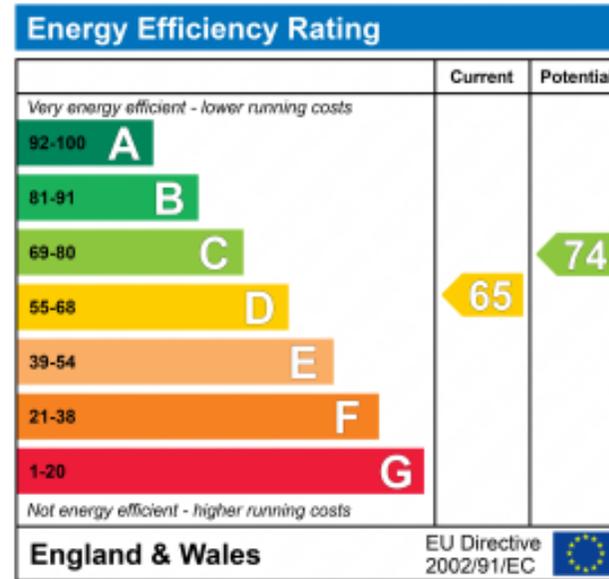
TOTAL FLOOR AREA: 1416 sq.ft. (131.6 sq.m.) approx.

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: D
- Tenure: Leasehold
- Years Remaining on the Lease : 940 Years
- Annual Ground Rent: £6

## EPC Rating



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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*