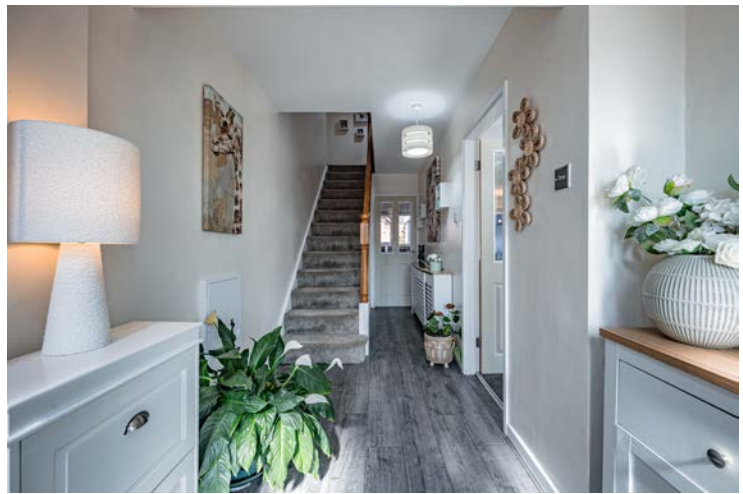




MATCHING PEOPLE TO PROPERTY



15 Meadow Lane, Moulton, Cheshire, CW9 8QH





SCAN TO VIEW PROPERTY



4 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



RATING D

There is an appealing simplicity to the frontage, with a block paved driveway providing off road parking and access to the integral garage. Step inside, however, and the proportions of the house begin to reveal themselves.

The entrance hall creates a clear route through the ground floor, with the staircase rising centrally and the principal living spaces unfolding beyond. The presentation throughout is well maintained and comfortable, allowing the house to feel immediately easy to live in.

Rather than being defined by a series of separate rooms, the ground floor has developed into a connected arrangement that works particularly well for everyday life.

The kitchen sits at its centre, linking naturally with the lounge before continuing through to the dining room at the rear. Together, these spaces give the house a sense of progression, moving from the quieter front of the property towards increasingly sociable areas overlooking the garden.

The lounge is a particularly generous living space, extending through much of the depth of the house. A broad window brings plenty of daylight into the room, with the traditional fireplace surround giving the space a clear focal point. There is ample room to arrange seating comfortably without compromising the sense of space, making this somewhere that works just as well for quieter evenings as it does when the house is busy. At the far end, the room opens directly into the dining room, creating a natural connection between the two while allowing each to retain its own purpose.

Positioned alongside the lounge, the kitchen has been thoughtfully updated with shaker style cabinetry, contrasting work surfaces and integrated cooking appliances. Its arrangement makes good use of the available space, with plenty of preparation and storage provision while maintaining an easy relationship with the surrounding living areas. From here, an adjoining utility area provides further cabinetry and space for laundry appliances, together with direct access outside. It is a practical layout, but importantly one that remains connected to the rest of the house rather than feeling tucked away from it.

Extending across the rear, the dining room provides considerably more than simply somewhere for a dining table. Its proportions allow it to become a genuine additional living space, while an extensive run of glazing and doors creates a strong visual connection with the garden. During warmer months, opening the doors allows the room and terrace to work particularly well together, bringing dining, entertaining and time outside into one easy arrangement.

Practicality has been considered alongside the main living accommodation. The utility area keeps laundry away from the kitchen, while a contemporary ground floor w.c is a useful addition. The integral garage provides further storage as well as secure parking, adding another degree of flexibility to the house.

Upstairs, four bedrooms are arranged around a central landing, giving the first floor a straightforward and well-balanced layout. There is a pleasing variation in scale between the rooms, creating the flexibility for bedrooms to adapt over time. One might become a dedicated home office, guest room or nursery without compromising the principal bedroom accommodation.

The principal bedroom sits across the front of the house, with two windows bringing plenty of natural light into the room. Its generous proportions allow space for additional seating alongside the bedroom furniture, creating a comfortable and well-balanced principal room.

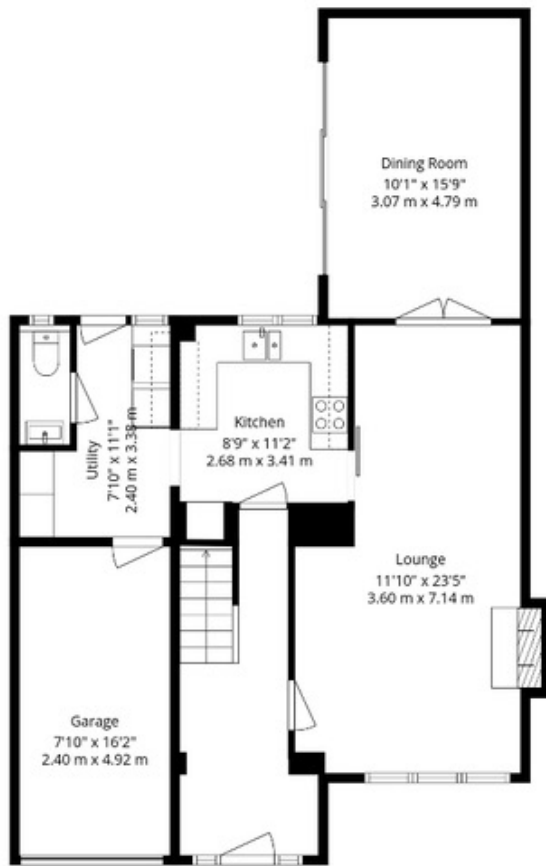
Three further bedrooms complete the sleeping accommodation, each offering useful proportions and flexibility. One benefits from extensive fitted furniture, while the remaining rooms work equally well as bedrooms, guest accommodation or a dedicated home office.

The family bathroom has been finished in a contemporary style, with a bath and glazed shower screen, vanity storage and contrasting wall finishes.

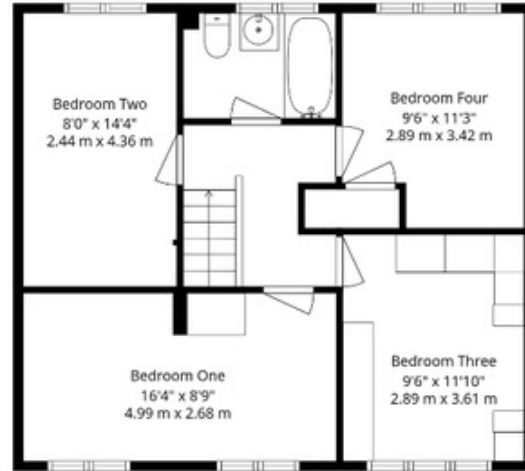
The rear garden feels very much like an extension of the house. Immediately outside, a covered seating area creates somewhere to sit close to the dining room, before the garden continues through a lawn bordered by established planting. At the far end, a broad paved terrace provides a second place for outdoor dining and entertaining, catching the open aspect above the surrounding homes

IMPORTANT NOTE: This property is leasehold.





Ground Floor



First Floor

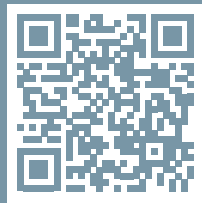
15 Meadow Lane, Moulton

Approximate Gross Internal Area:
1445 sq.ft 134 sq.m

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.
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