



# 8 Barnside Way

Moulton, Northwich

- Spacious & Versatile Family Home
- Three Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms
- Two Eaves Rooms
- Two Bath/Shower Rooms
- Mature Gardens
- Garage & Driveway

This spacious and versatile 4-bedroom detached house offers ample living space, making it an ideal family home. The property features three reception rooms, providing plenty of room for entertaining or relaxing. The kitchen is complemented by a utility room, offering practicality and convenience for daily tasks. Upstairs, there are four bedrooms along with two additional eaves rooms that can serve as extra living or storage space. The property benefits from two bath/shower rooms, ensuring convenience and comfort for the whole family.

Outside, mature gardens provide a tranquil setting, while a garage and driveway offer ample parking and storage space. Located in a desirable neighbourhood, this property is perfect for those seeking a spacious and well-appointed family home. Don't miss out on the opportunity to make this property your own. Book a viewing today to appreciate all that this impressive home has to offer.



## 8 Barnside Way

Moulton, Northwich

Moulton is a diminutive village situated on the southern periphery of Northwich. The village offers a range of amenities, including a local Morrisons Daily supermarket and post office. There are two pubs in the village: The Red Lion and Travellers Rest. Additionally, there is a Royal British Legion Social Club. The village primary school is Ofsted-rated as "good". The local high school is The Country High School, Leftwich, which is also Ofsted-rated as "outstanding." The A556 and A49 provide easy access to the region's major road network, with Manchester and Liverpool airports both within a 20-mile radius. Northwich offers a more extensive range of amenities, including leading supermarkets such as Waitrose, Sainsbury's, and Tesco. Council Tax band: E

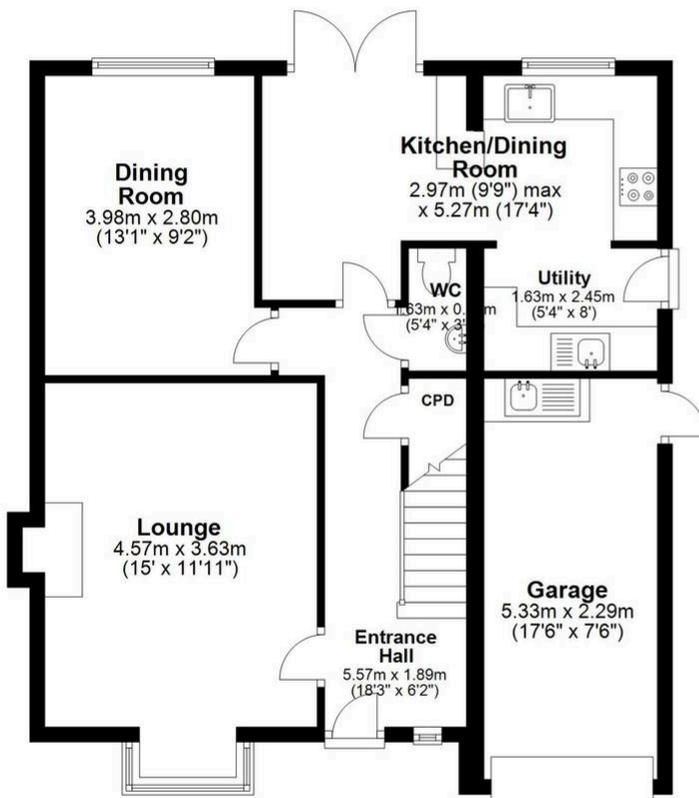
Tenure: Freehold

- Spacious & Versatile Family Home
- Three Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms
- Two Eaves Rooms
- Two Bath/Shower Rooms
- Mature Gardens
- Garage & Driveway



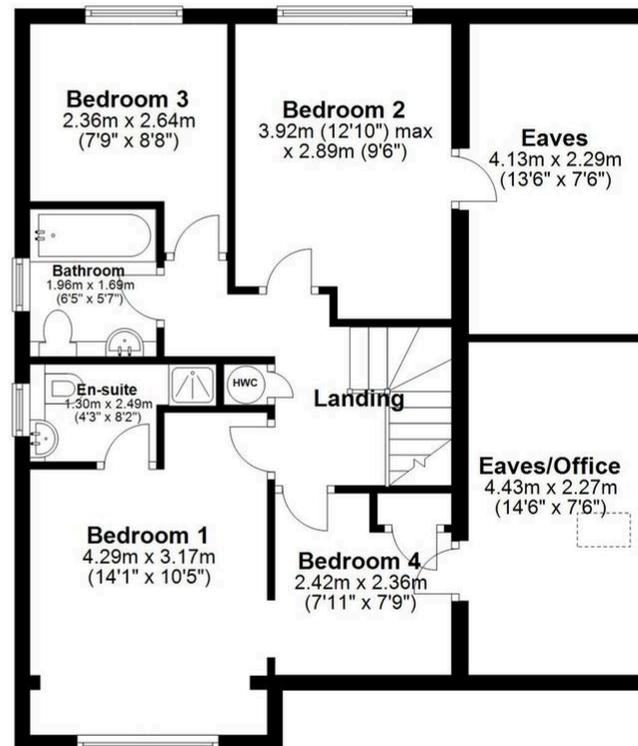
### Ground Floor

Approx. 73.2 sq. metres (787.9 sq. feet)



### First Floor

Approx. 73.3 sq. metres (788.6 sq. feet)



Total area: approx. 146.5 sq. metres (1576.5 sq. feet)



## Williams Estates

33 The Green, Hartford - CW8 1QA

01606 331784

info@westates.co.uk

www.westates.co.uk/#/



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA. Reg number 07682683. Director Andrew P Williams