



Niddries Lane | Moulton | CW9 8RF

EDWARD  
mellor



## Features

- 1930s 3 bed semi-detached home full of charm
- Generous 0.12 acre mature plot
- Detached double garage & private driveway
- Beautifully restored and extended layout
- Stunning kitchen/diner with lantern roof

A beautifully restored 1930s semi-detached home combining timeless character with stylish modern upgrades, set within a generous 0.12 acre mature plot. This attractive bay-fronted property offers a superb extended layout, ideal for contemporary family living, with high-quality finishes throughout. Foundations are in place for further

extension potential. The home is truly turn-key, benefiting from extensive improvements including a full rewire, new heating system, upgraded kitchen and bathrooms, and new flooring, doors and windows. The ground floor features a welcoming entrance hall, cloakroom, appealing lounge with wood burning stove and parquet flooring, and a stunning kitchen/diner

with central island and feature lantern roof. Additional practical spaces include a laundry and boot room. Upstairs offers three bedrooms and a sleek modern shower room. Outside with a detached double garage, private driveway and large rear garden perfect for relaxation.



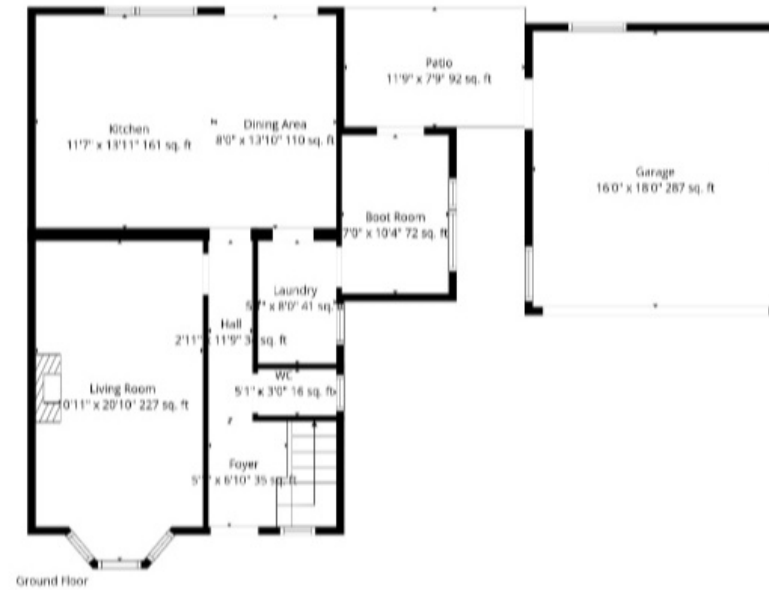
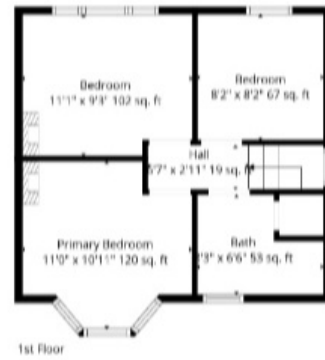
One of the key features to this property is its delightful position in Niddries Lane which is a long established and favoured road within Moulton village. Notably and within one mile, there is access to miles of delightful open countryside and riverside walks. In the village there is a primary school, convenience store, village hall, St Stephens Church and children's play area with green space. Northwich town centre is around 3.5 miles away and provides a wide range of shops and stores including a Waitrose supermarket against a picturesque marina, bars and restaurants, multiplex cinema and memorial court with swimming pool and gym. For commuting the A556 is just a 5 minute drive and connects directly to the motorway network and several major commercial centres throughout the North West.

**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **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 and Chester Tax Band C - Energy Rating Band D



# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



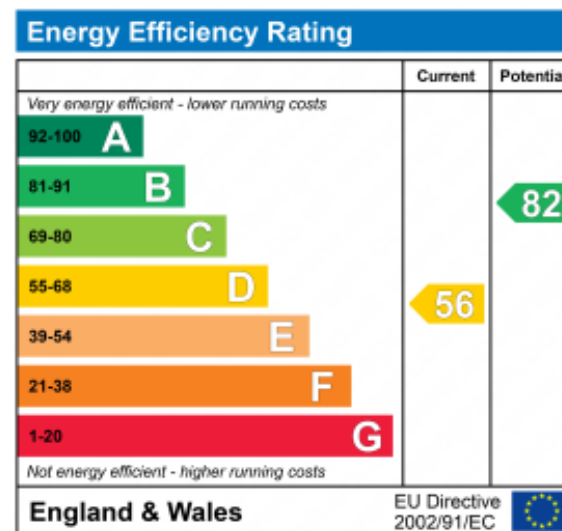
**Total: 1034 sq. ft**  
Ground Floor: 666 sq. Ft, 1st Floor: 368 sq. ft  
Excluded Areas: Garage: 287 sq. Ft, Boot Room: 72 sq. Ft, Patio: 92 sq. Ft,  
Walls: 138 sq. ft

Floor Plan Created By Sonra Property Media Limited. Measurements Deemed Highly Reliable But Not Guaranteed.

## Important Information

- Council Tax Band: C
- Tenure:Freehold

## 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.*