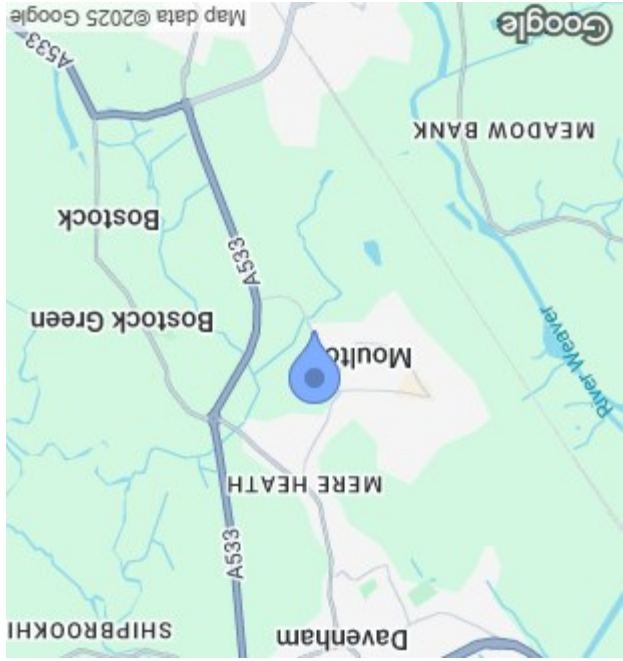
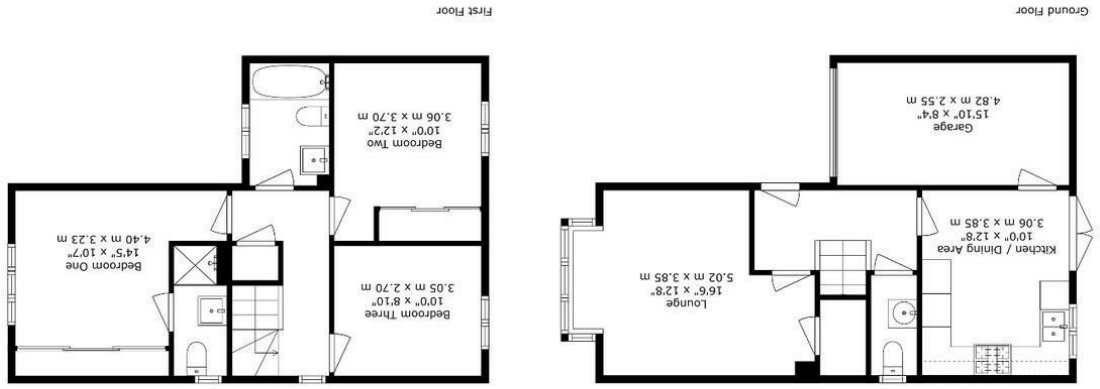


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

6 Byrd Grove, Moulton
Approximate Gross Internal Area:
1088 sq.ft / 101 sq.m



England & Wales	
EU Directive 2002/91/EC	
Potential	Current
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Energy Efficiency Rating

01606 351133
www.jlordandco.com

JL LORD & CO
MATCHING PEOPLE TO PROPERTY



6 Byrd Grove
Moulton
Cheshire
CW9 8XF

- 3
- 2
- 2

Asking Price
£330,000

Set back from the road, the canopied entrance of a refined red brick façade instantly conjures that all important measure of curb appeal. Step inside and you'll find interiors that exude sophistication and comfort whilst always catering for family life. Warm creamy taupe's, crisp whites and classic greys create a calming and cohesive palette, complemented by wood effect tiling that enhances a seamless flow to the impeccable ground floor.

To the front of the property, sits an exemplary lounge where a wide bay window looks out onto leafy views and a deep recessed cupboard provides abundant storage without encroaching on the floor space or aesthetic. Equally suited for evenings catching up with friends or day to day family life, this is a room that makes it effortlessly easy to feel at home.

The first-class kitchen sits to the rear bathed in sunlight from French doors that allow the patio outside to engender an extension of the house. Beautifully appointed to make life as easy as possible, it pairs pale grey Shaker cabinetry with the glossy rich hues of wood effect countertops. Integrated appliances include the convenience of eye-level tower ovens, a gas hob, dishwasher and a matt black sink is perfectly positioned to oversee what's happening in the garden when you prep and cook. This outstanding space accommodates a dining table and whilst the French doors give you every excuse to step out into the fresh air, a side door provides handy direct access to the integral garage. Ideal for guests and busy mornings, a ground floor cloakroom is effortlessly chic with its textured metro tiles and the monochrome patterns of an encaustic-style floor.

Upstairs, a trio of double bedrooms echo the exceptional level of presentation that you have come to expect. Cleverly enhancing the already considerable dimensions, an expanse of mirror door wardrobes stretches out in the main bedroom reflecting the contemporary geometric patterns of an accent wall. A statement light has been tastefully chosen, and an en suite shower room adds a deluxe finishing touch. The second bedroom has an accent wall and matching fitted wardrobes of its own, and the third bedroom demonstrates how easy it is to incorporate a home office or TV room. Rivalling the en suite for its luxurious feel, a fabulous family bathroom has a full-size bath with an overhead waterfall shower and ripple mosaic tile setting.

Outside, the rear garden is designed with easy living in mind. Stylish yet low maintenance, it conjures an enticing place for friends and family to gather. A broad paved patio makes it simple to enjoy al fresco drinks, barbeques or lazy weekend afternoons. Its inlaid pebble borders show an attention to the finer details and railway sleepers frame a gently raised established lawn bordered by a bed of mature shrubs. To the front of the property a private driveway and integral garage supply ample off-road parking and a further lawn which produces a homely and inviting introduction to the lifestyle on offer.

