



Byrd Grove Moulton | Moulton | CW9 8XF

EDWARD  
mellor





## Features

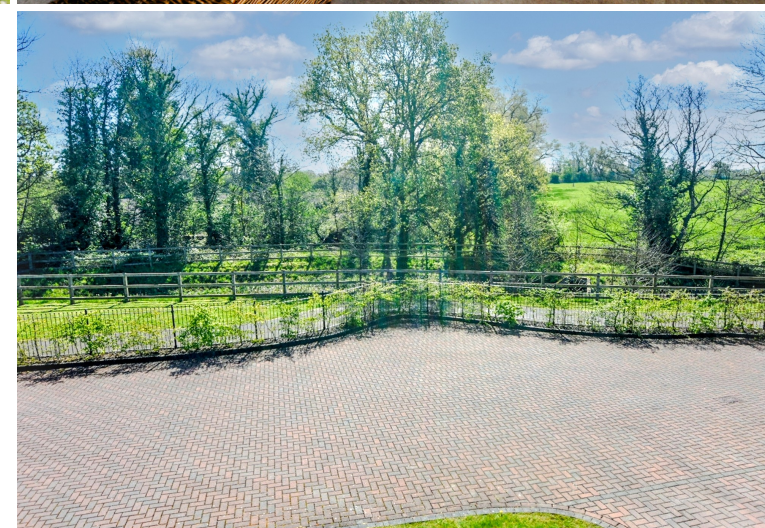
- Prime position with a scenic view
- A well designed and stylish detached house
- With 3 double bedrooms and 2 bathrooms
- In pristine condition throughout
- Garage with utility and great gardens

NO CHAIN. A contemporary detached property built in 2018 which can be purchased promptly with no ongoing chain. Together with its secluded position enjoying a lovely open aspect, the house is superbly presented throughout and needs to be seen to better appreciate. With gas central heating and PVCu double glazing, a

summary of the layout comprises of a welcoming entrance hall giving access to an attractive lounge, cloakroom and fitted kitchen/diner with a range of integrated appliances. On the first floor there is a master bedroom with fitted wardrobes and en suite shower room, two more double bedrooms and house bathroom. Outside with garage having

excellent utility space and convenient covered porch, brick paved driveway and a good sized fully fenced rear garden. The aspect of the house is east/west allowing the sun to flow into the lounge during the morning moving into the rear garden in the afternoon.





One of the key features to this property is its delightful position tucked away in a no through road with a splendid open aspect. The house forms part of a small development of similar housing in the long established village of Moulton. Within 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 4 miles away and provides a great range of shops and stores including a Waitrose supermarket against a picturesque marina. From the property, there is easy access to miles of delightful open countryside. SEE OUR VIRTUAL TOUR.

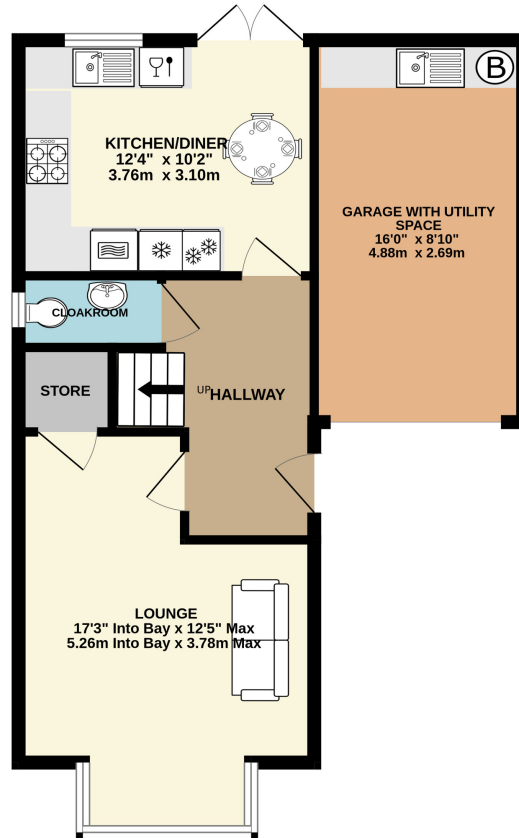
**SERVICES:** Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **SERVICE CHARGE:** TBC **NOTE:** We advise prospective purchasers that none of the fittings or services have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Tax Band D - Energy Rating Band B



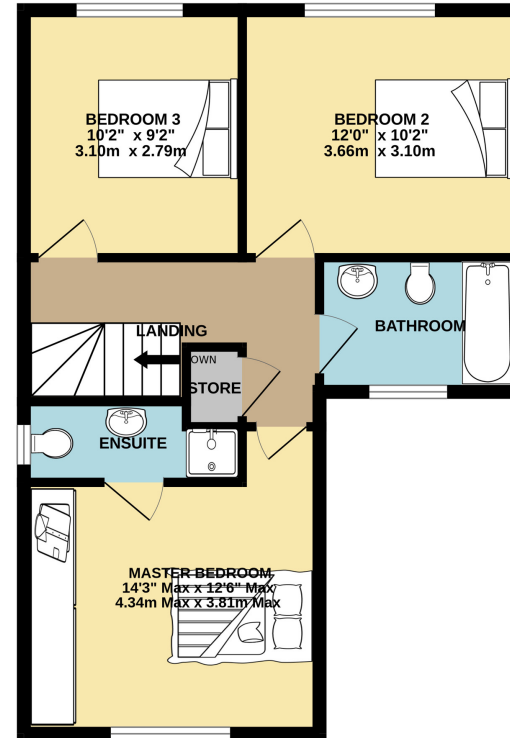
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

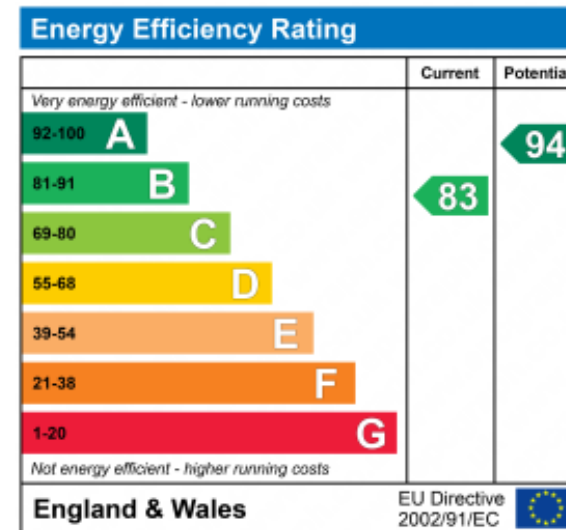
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025



## Important Information

- Council Tax Band: D
- Tenure: Freehold

## EPC Rating



10, The Bull Ring, CW9 5BS  
T: 01606 455 14  
E: [northwich@edwardmellor.co.uk](mailto:northwich@edwardmellor.co.uk)



*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.*