



Regent Street | Moulton | CW9 8NY

EDWARD
mellor



Features

- Fabulous example of a restored home
- Beautifully and recently renovated throughout
- 2 reception rooms-fitted kitchen with utility
- 2 bedrooms and new bathroom
- Favoured village near to countryside

FIRST TIME BUYER ALERT. A wonderful example of what is a beautifully presented and fully modernised house. Built in the late Victorian era with tradition and character, yet now with a sense of walking into a brand new home. All rooms have been fully upgraded and

are presented to the highest possible standard with gas central heating equipped with a combi boiler and PVCu double glazed windows. Comprising dining room, attractive lounge with the focal point of a multi fuel stove through to a new fitted kitchen with integrated appliances and

an excellent utility space with matching units and a roof window adding natural light. On the first floor there are two bedrooms and a newly installed bathroom. Notably all rooms are all accessed from the landing.



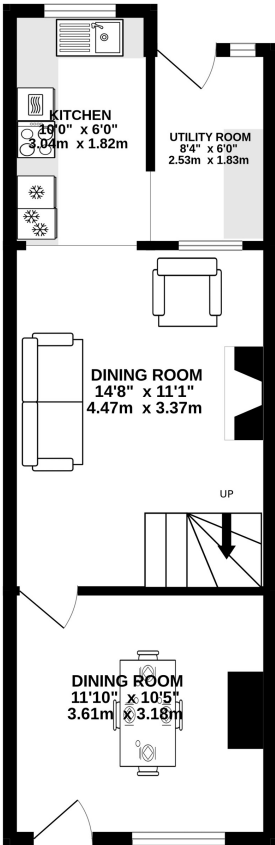
The house is part of the very popular and well established village of Moulton being perfectly placed for village amenities. Within easy walking distance there is a highly rated school, convenience store, St Stephens Church with village hall, public house and playing fields. The village verges onto miles of delightful open countryside ideal for long walks and cycle rides. The beautiful Weaver Valley has the lovely local landmarks of Newbridge and Vale Royal Locks which are shown in our virtual tour. For commuting purposes the A556 is easily accessible within 5 minutes drive and leads directly to the motorway network and several major cities throughout the North West.

SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - A. Energy Efficiency Rating - D.

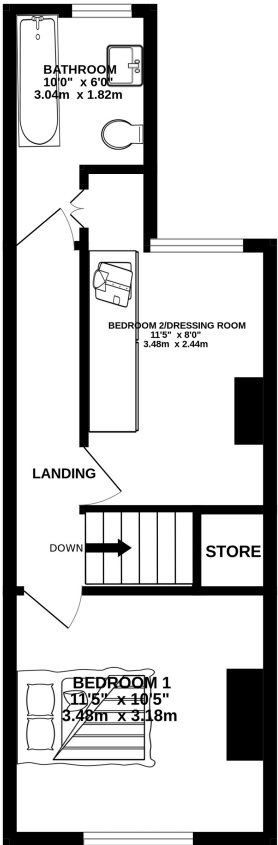
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



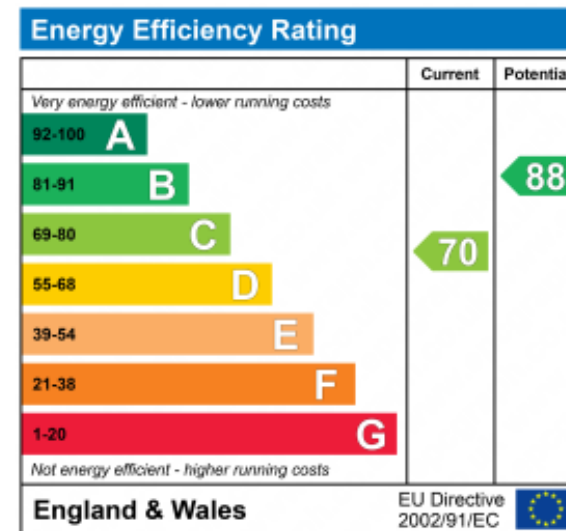
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Important Information

- Council Tax Band: A
- Tenure: Freehold

EPC Rating



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



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