





A spacious and versatile detached family home, situated on the outskirts of the village with panoramic views of the open countryside to the rear

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

### Description

A spacious and versatile detached family home, situated on the outskirts of the village with panoramic views of the open countryside to the rear. The property boasts well-proportioned accommodation with the flexibility to be reconfigured to suit individual preferences. It comprises an entrance hall, a cloakroom/WC, a lounge, a separate dining room, a kitchen-dining room, a utility room, a first-floor landing, a master bedroom with an en-suite shower room and a door connecting the fourth bedroom (which has been used as a dressing room), three further bedrooms, and a bathroom. Additionally, there are two large eaves rooms that provide ample potential for expansion. Externally, the property features mature front and rear gardens, an integral garage, and a double-width driveway.



**Location**

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.

**Tenure**

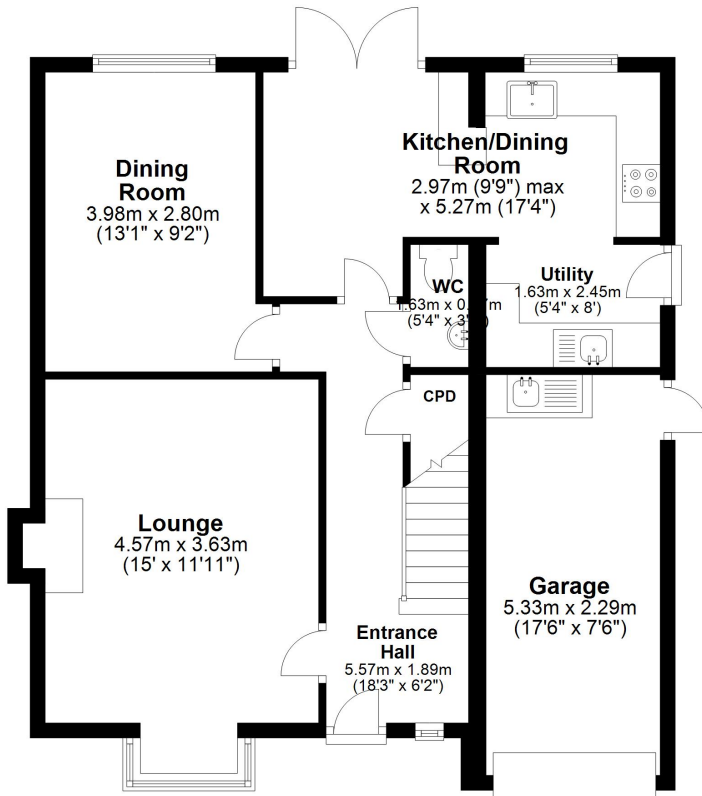
FREEHOLD

**EPC Rating:**



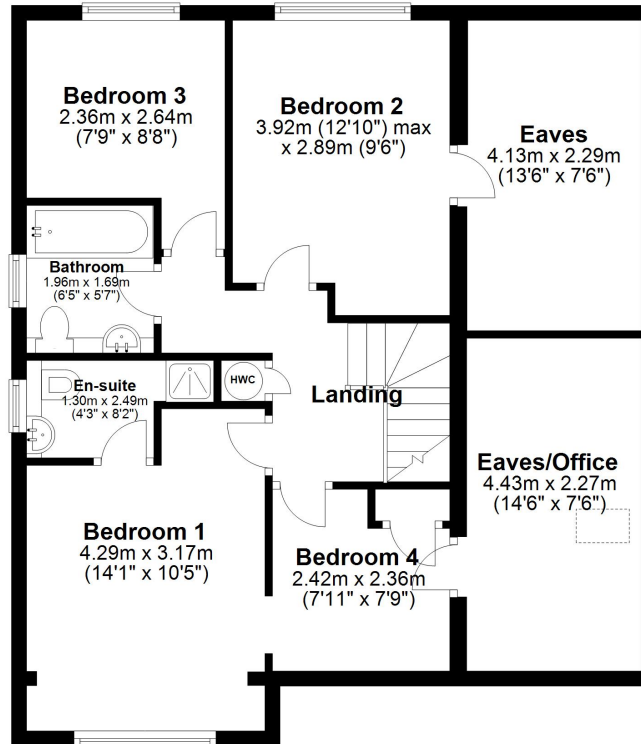
## Ground Floor

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 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