



43, Eaton View

Northwich CW9 8PJ

£320,000

www.westates.co.uk

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A well proportioned, detached bungalow, located on a quiet crescent, close to the village centre and with an open aspect to the rear.

- Detached Bungalow
- Good Size Lounge
- Kitchen & Dining Room
- Three Bedrooms
- Bathroom
- Integral Garage & Driveway
- Rear Garden with Open Aspect

Description

A well proportioned, detached bungalow, located on a quiet crescent, close to the village centre and with an open aspect to the rear. The property has considerable scope for improvement, which is reflected in the asking price with the potential for the new owners to create their forever home. Comprises: Entrance hall with built-in cloaks cupboard, good size lounge, inner hallway/landing, with access to a kitchen with extension behind, which could be used as either a dining room or sitting room. There are three bedrooms, one of which is being used as a dining room and there is a bathroom. Externally there is an integral garage and driveway and to the rear there is a private garden, which backs onto open fields for maximum privacy.



Location

Moulton is a small village located on the southern outskirts of Northwich. Village amenities include a local Morrisons Daily supermarket and post office, there are two pubs, The Red Lion and Travellers Rest and there is a Royal British Legion Social Club. The village primary school is Ofsted rated good with outstanding features. The local high school is The Country High School, Leftwich, which is also Ofsted rated outstanding. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

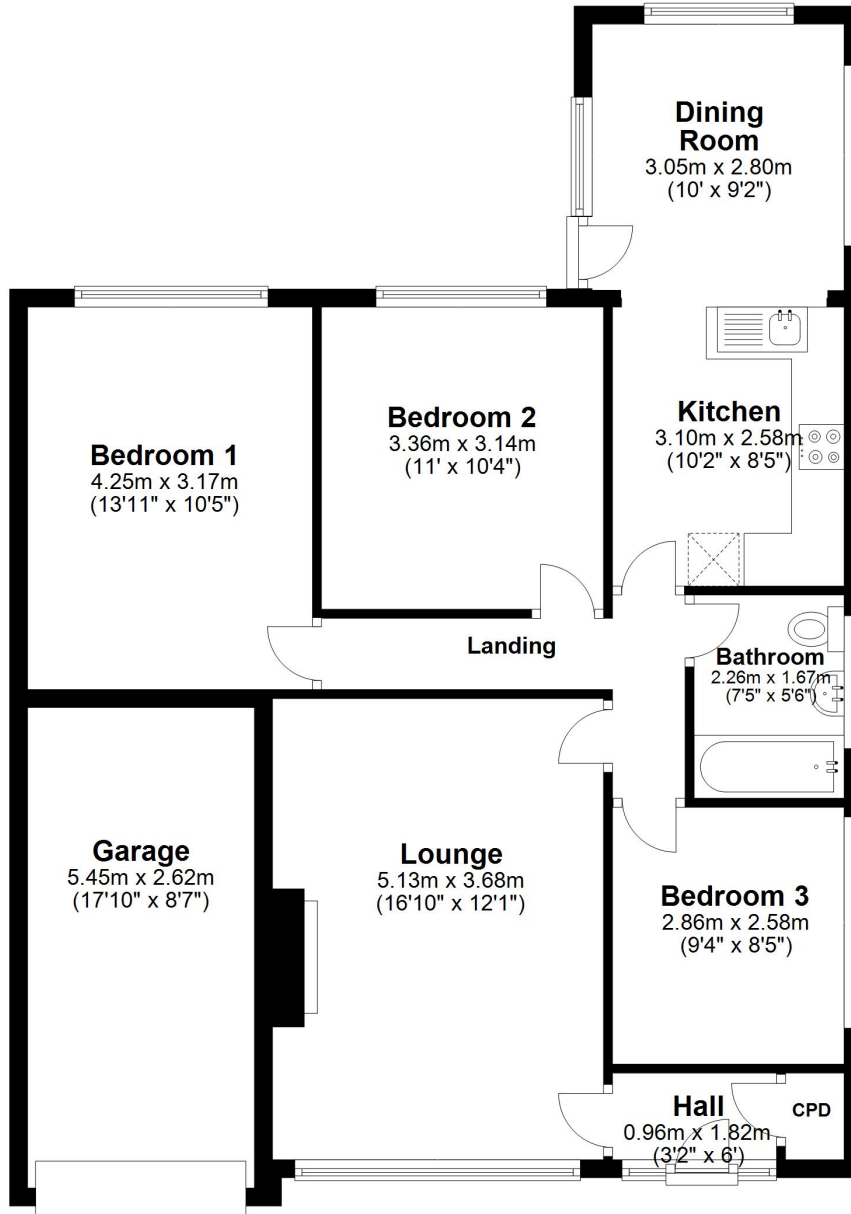
FREEHOLD

EPC Rating:



Ground Floor

Approx. 95.8 sq. metres (1031.0 sq. feet)



Total area: approx. 95.8 sq. metres (1031.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.