



60 Moss Road, Northwich, Cheshire, CW8 4BL

£300,000



A large Victorian end-terrace house with the unusual benefit of having a good size rear garden and detached garage. The property provides well-proportioned accommodation with gas central heating and PVCu double glazed windows, the accommodation comprises: Entrance vestibule and hallway, front lounge, rear dining room/sitting room, large kitchen breakfast room, utility room and shower room on the ground floor, three bedrooms and bathroom on the first floor and there is a converted loft room in the attic. Externally there is a large, mature rear garden, a detached garage and there is easy on road parking on an adjacent lane located off Moreton Street. An internal viewing appointment is advised.

GROUND FLOOR

ENTRANCE VESTIBULE

1.02m x 1.43m (3' 4" x 4' 8")

Minton tiled floor.

ENTRANCE HALL

1.80m x 3.90m (5' 11" x 12' 10") & 1.02m x 2.52m (3' 4" x 8' 3")

Staircase to first floor.

LOUNGE

4.04m max x 3.95m (13' 3" x 13' 0")

Bay window to front. Period fireplace.

DINING ROOM

4.27m max x 3.90m (14' 0" x 12' 10")

Period fireplace. French doors to garden.

KITCHEN BREAKFAST ROOM

3.29m x 4.66m (10' 10" x 15' 3")

Modern kitchen units and solid wood worktops. Range style oven housed in chimney breast wall. Travertine tiled floor. Door to garden.

UTILITY ROOM

1.93m x 2.08m (6' 4" x 6' 10")

Travertine tiled floor and walls. Space and plumbing for appliances.

SHOWER ROOM

1.26m x 2.08m (4' 2" x 6' 10")

Shower cubicle, wash hand basin and WC. Travertine tiled floor and walls. Heated towel radiator.

FIRST FLOOR

LANDING

1.62m x 3.90m (5' 4" x 12' 10") & 1.15m x 1.92m (3' 9" x 6' 4")

Built-in linen cupboard. Door and staircase to loft bedroom.

BEDROOM 1

5.16m x 3.95m (16' 11" x 13' 0")

Front aspect.

BEDROOM 2

4.45m x 2.95m (14' 7" x 9' 8")

Rear aspect. Under-stairs storage cupboard.

BEDROOM 3

3.29m x 2.64m (10' 10" x 8' 8")

Rear aspect.

BATHROOM

2.05m x 1.92m (6' 9" x 6' 4")

Panelled bath with shower rover, wash hand basin and WC.

Heated towel radiator. Tiled walls.

EXTERNAL

GARDENS, GARAGE & PARKING.

To the front there is a small ornamental garden with path leading to the front door. To the rear there is a good size garden mostly laid to lawn with patio area and well stocked borders.

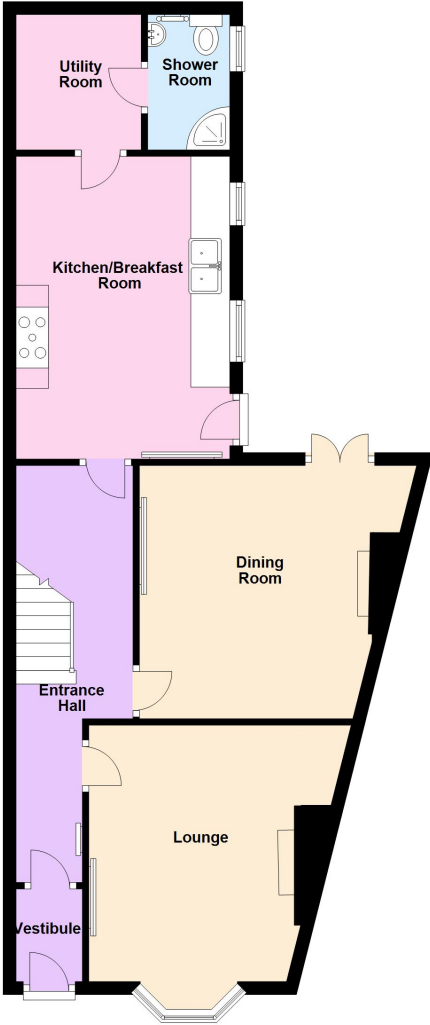
DETACHED GARAGE in rear garden with access from Moreton Street, where there is also unrestricted parking.



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.

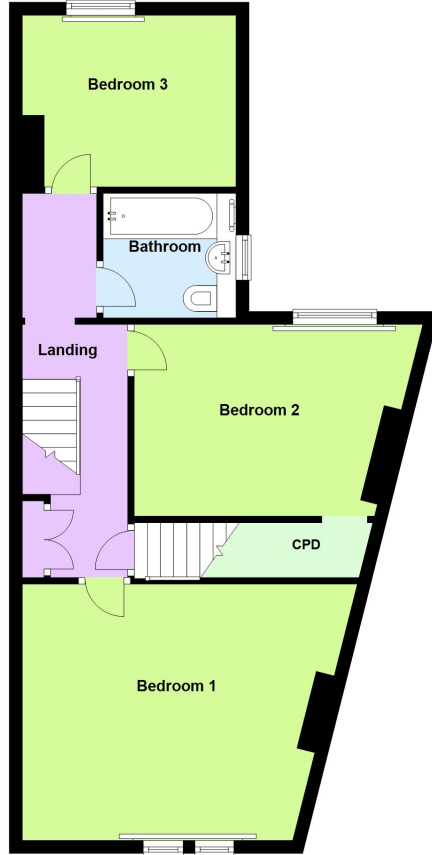
Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



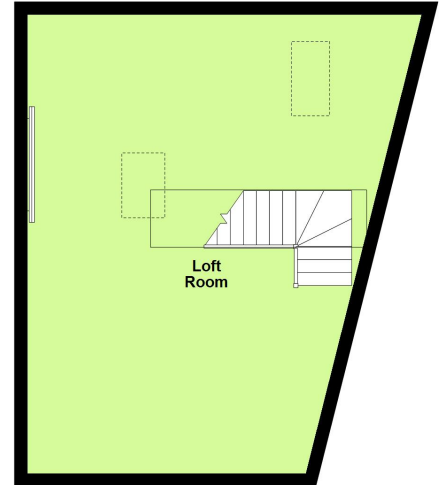
First Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



Second Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 157.5 sq. metres (1694.9 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	71
(55 to 68) D	
(39 to 54) E	47
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Wales & N.Ireland	



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