





A charming, semi-detached, period cottage, located in the heart of the village.

- Charming Period Cottage
- Located in the Heart of the Village
- Lounge
- Kitchen Dining Room
- Downstairs Bathroom
- Two Bedrooms
- Large Rear Garden
- Off Road Parking

Description

A charming, semi-detached period cottage located in the heart of the village. The property provides easily manageable accommodation with gas central heating and double glazed windows. Comprises: front reception room with glazed double doors through to a kitchen dining room, where the staircase rises to the first floor. The kitchen is fitted with a good range of cupboards and features a central breakfast bar with fitted hob. There is a small hall behind the kitchen where a doors leads to outside and a further door leads to the ground floor bathroom. Upstairs there are two double bedrooms. Externally there is a gravelled area to the front, which provides off road parking for two cars, whilst to the rear there is a large, mature garden with flagged seating area and level lawn with mature borders.



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

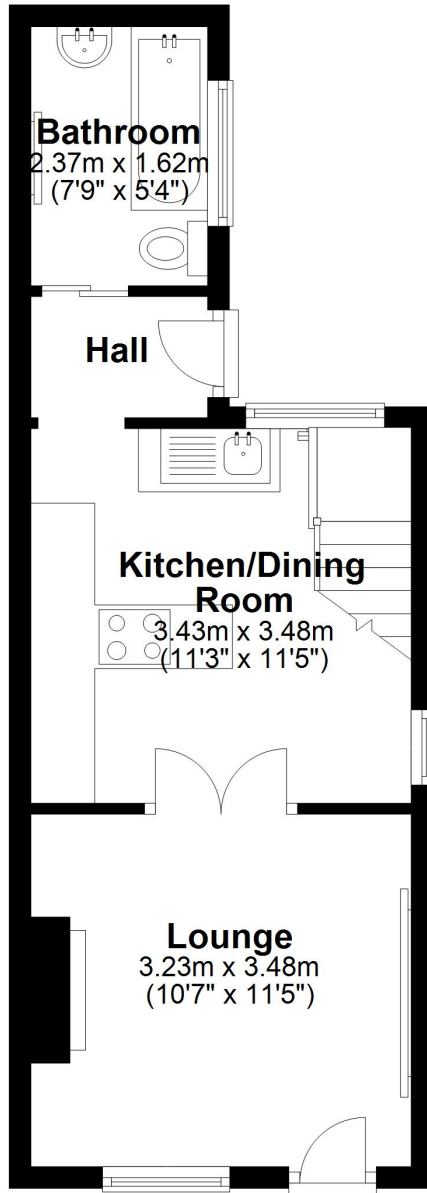
FREEHOLD

EPC Rating: D



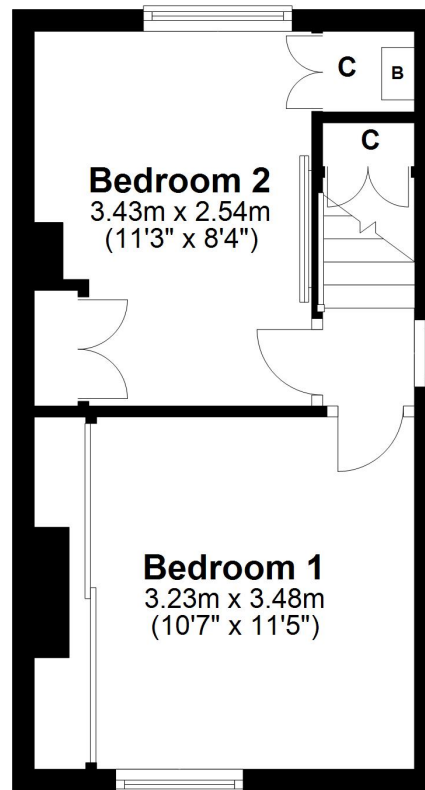
Ground Floor

Approx. 29.4 sq. metres (316.9 sq. feet)



First Floor

Approx. 23.5 sq. metres (252.9 sq. feet)



Total area: approx. 52.9 sq. metres (569.8 sq. feet)

