

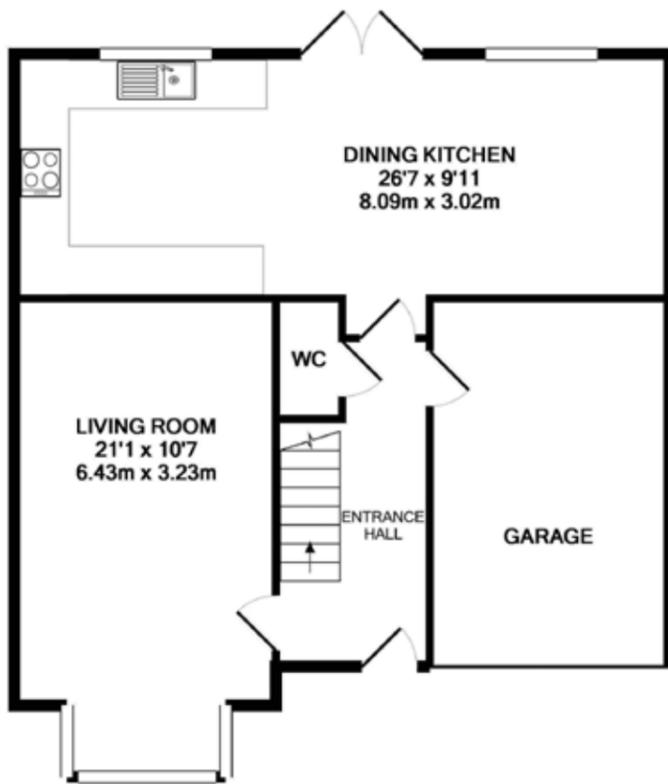


**Floor Plans**

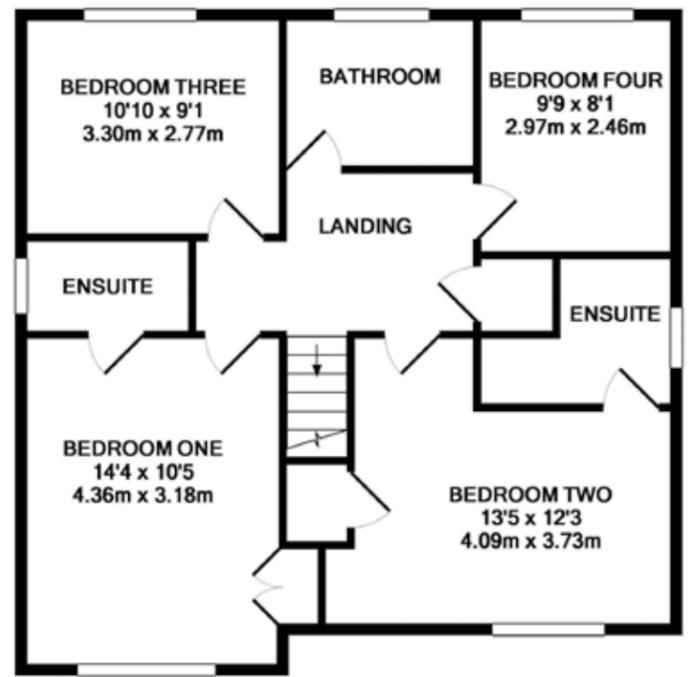
(Not to scale)



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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1459 SQ.FT. (135.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# 5 Byrd Grove

Moulton, Cheshire CW9 8XF

 1 Reception Rooms  4 Bedrooms  3 Bathrooms

*Hinchliffe Holmes are excited to offer for sale this incredibly well-presented four bedroom detached home. Situated in a sought after development this property has been significantly upgraded by the current owners to create a home that you will love as soon as you walk through the door. Viewing is highly recommended.*

## LOCATION

Moulton has its own Primary School serving the village which has strong links with The County High School Leftwich, an Academy school that caters for 11-16 year olds, as does Middlewich High School. The Mid Cheshire College at Northwich offers higher education, vocational courses and adult education and Sir John Deane's College at Northwich is a specialist sixth form college with a prestigious Matrix quality standard award.

## DIRECTIONS

From our office on High Street head west on Apple Market Street towards Weaver Way. Apple Market Street turns slightly right and becomes Weaver Way. After approximately 0.2 miles Weaver Way turns left and becomes Barons Quay Road. After approximately 0.2 miles, turn left onto Leicester Street. After 0.2 miles at the roundabout continue straight on to stay on Leicester Street. After approximately 0.3 miles at the roundabout take the fourth exit onto Chester Way/A559. After approximately 0.7 miles turn left onto London Road/A533. After 0.8 miles at the roundabout take the second exit onto Kingsmead/A533. After 0.4 miles at the roundabout take the second exit to continue on Kingsmead/A533. After approximately 1.0 miles at the roundabout take the second exit to stay on the A533. After approximately 0.5 miles turn right onto Jack Lane. At the roundabout take the first exit and follow the road then turn right onto Purcell Place, turn left onto Britten Crescent and then right onto Byrd Grove

## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

## GROUND FLOOR

### Hallway

Ceramic tiled flooring, stairs to First Floor, radiator, high skirting, smoke alarm downstairs storage, door to garage.

### Lounge 6.43m (21'1") x 3.23m (10'7")

Fitted carpet, high skirting, UPVC double glazed bay window to front with Georgian style bars, radiators, TV point.

### Downstairs Cloakroom

Ceramic tiled floor, low level WC with push flush, wash hand basin with chrome mixer tap, radiator, extractor fan.

### Dining Kitchen/Family Room 8.1m (26'7") x 3.02m (9'11")

### Kitchen Area

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with granite wrap around work surfaces over and tiled splashback, fitted double oven, fitted microwave, integral fridge/freezer, integral dishwasher, Blanco one and a quarter sink unit with drainer and chrome swan style mixer tap, filtered water tap, UPVC double glazed window to rear, fitted 4 ring gas hob with extractor fan over, inset downlighters.

### Dining/Family Area

Wood effect tile flooring, UPVC double glazed window to rear, UPVC double glazed double doors to rear with built in blinds, radiators.

## FIRST FLOOR

### Landing

Fitted radiator, radiator, airing cupboard, loft access.

### Bedroom One 4.37m (14'4") x 3.18m (10'5")

Fitted carpet, UPVC double glazed window to front with Georgian style bars offering countryside views, radiator, built-in mirrored wardrobes with sliding doors.

### En-suite Shower Room

Shower with glass sliding door and chrome shower attachments with rainwater style shower head, inset downlighters, low level WC with push flush, heated chrome towel rail, UPVC double glazed opaque window to side, wash hand basin with chrome mixer tap and splashback tiling.

### Bedroom Two 4.09m (13'5") x 3.73m (12'3")

Fitted carpet, UPVC double glazed window to front with Georgian style bars, radiator, over stairs storage.

### En-suite Shower Room

Tiled floor, low level WC with push flush, wash hand basin with chrome mixer tap, shower cubicle with bi-fold door and chrome attachments and rainwater style shower head over, inset downlighters, extractor fan, UPVC double glazed opaque window to side, heated chrome towel rail.

### Bedroom Three 3.3m (10'10") x 2.77m (9'1")

UPVC double glazed window to rear, radiator and fitted carpet.

### Bedroom Four 2.97m (9'9") x 2.46m (8'1")

UPVC double glazed window to rear, radiator and fitted carpet.

### Bathroom

UPVC double glazed opaque window to rear, low level WC with push flush, wash hand basin and chrome mixer tap, bath with chrome attachments and rainwater style shower head over with glass shower screen, inset downlighters, extractor fan, heated chrome towel rail.

## OUTSIDE

### Garden

There are railway sleepers to the raised flower beds with well established plants. There is a patio area ideal for outside entertainment leading to the Astro turf. The garden is fully enclosed and private with a side access.

To the front there is parking for two vehicles with a lawned area and a paved pathway to the front door.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band E.

## POSTCODE

CW9 8XF

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

