



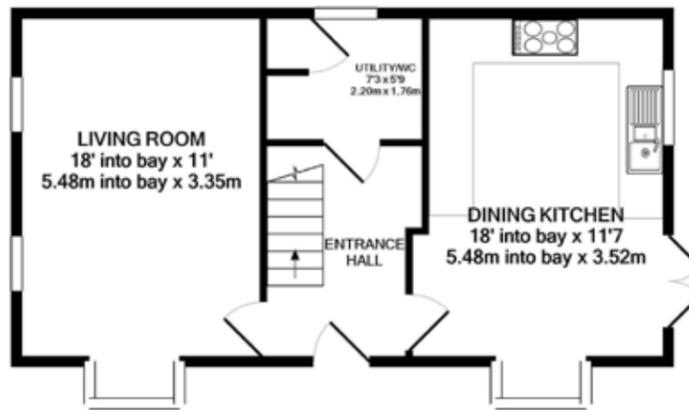
Floor Plans

(Not to scale)

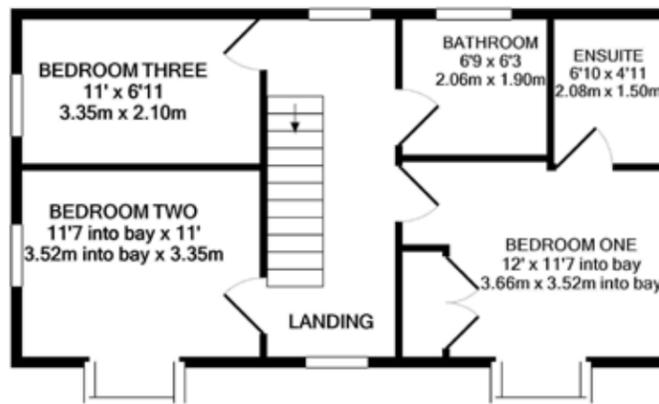


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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 931 SQ.FT. (86.5 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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TARPORLEY

56B High Street, Tarporley
Cheshire CW6 0AG

01829 730 021

tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

10 Yardley Avenue

Moulton, Cheshire CW9 8GX

 1 Reception Rooms  3 Bedrooms  2 Bathrooms

Hinchliffe Holmes are delighted to offer for sale this immaculate three bedroom detached home situated in the popular development in Moulton. The accommodation briefly comprises; Entrance Hall, Living Room, Dining Kitchen, Downstairs Cloakroom and to the first floor Three Bedrooms with the Master benefitting from an En-Suite Shower Room, Bathroom. Externally there is parking and a garage and a well presented, low maintenance, fully enclosed rear garden. Viewing is Highly Recommend.

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 East on Apple Market Street towards Weaver Square Shopping Precinct. After approximately 0.1 miles turn left onto Watling Street. Then take a slight right to stay on Watling Street. After approximately 0.2 miles, turn left onto London Road. After approximately 0.8 miles, at the roundabout, take the 2nd exit onto Kingsmead. After approximately 0.4 miles, at the roundabout, take the 2nd exit and stay on Kingsmead. After approximately 0.3 miles, turn right at Kingsmead crossroads. After approximately 0.1 miles at the roundabout, take the 2nd exit and stay on London Road. After approximately 0.8 miles turn right onto Jack Lane. After approximately 0.4 miles at the roundabout, take the 2nd exit onto Main Road. Then turn right onto Summerfield Drive. After approximately 0.1 miles turn right onto Barnside Way. After approximately 0.1 miles turn left onto Yardley Avenue. After approximately 0.1 miles, you will arrive at the destination

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

Radiator, storage understairs, Amtico flooring, stairs to First Floor, smoke alarm.

Living Room

Fitted carpet, double aspect box bay window to front, windows to side.

Dining Kitchen

Tiled floor, radiator, fitted with a range of wall and base units comprising cupboards and drawers, base units with granite work surfaces over and tiled splashback, integral fridge/freezer, fitted double oven with gas hob and extractor fan over, integral dishwasher, stainless steel sink with mixer tap and engraved drainer, bay window to front, double patio doors to garden, window to rear, stainless steel sink with mixer tap and engraved drainer, inset ceiling spotlights.

Downstairs Cloakroom

Low level WC, wash hand basin, utility cupboard housing stacked washing machine and dryer, cupboard housing water cylinder, window to rear, extractor fan.

FIRST FLOOR

Landing

Windows to rear and front, radiator, fitted carpet radiator.

Bedroom One

TV point, bay window to front, fitted wardrobes, fitted carpet, radiator.

En-suite Shower Room

Shower cubicle with fully tiled wall splashback, partially tiled walls, heated towel rail, low level WC, wash hand basin, opaque double glazed window to side, shaver point.

Bedroom Two

Bay windows to side and rear, fitted carpet, radiator, TV point.

Bedroom Three

Double glazed window to side, fitted carpet, radiator.

Bathroom

Partially tiled walls, low level WC with push flush, double glazed opaque window, bath with shower over and glass screen, tiled floor, wash hand basin, heated towel rail, extractor fan.

OUTSIDE

Garden

To the rear there are two patio areas ideal for outside entertainment. The garden is mostly laid to lawn with well-established plants and shrubs. The borders are walled and fenced creating privacy.

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 D.

POSTCODE

CW9 8GX

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

