



STEPHENSON BROWNE

## Mossfield Way, Whitchurch

SY13 3BP



**£234,995**

## Description

This beautifully designed two-bedroom mid-terrace home offers stylish and practical accommodation, ideal for first-time buyers, professionals, and those looking to enjoy modern, low-maintenance living.

The ground floor features a spacious open-plan layout incorporating the kitchen, dining, and living areas, creating a bright and sociable space perfect for everyday living and entertaining. French doors lead directly to the rear garden, allowing plenty of natural light throughout the home. A convenient downstairs W.C. completes the ground floor accommodation.

To the first floor are two generous double bedrooms, both offering excellent space and flexibility, together with a contemporary family bathroom.

Externally, the property benefits from a private rear garden and two allocated parking spaces.

Situated on the popular Mossfield Way development, the property is within easy reach of Whitchurch town centre, where a range of shops, supermarkets, cafés, restaurants, and everyday amenities can be found. The nearby Alderford Lake offers a fantastic choice of outdoor pursuits, including open-water swimming, watersports, lakeside walks, and family-friendly activities. Excellent road and rail links provide convenient access to Chester, Crewe, Shrewsbury, and Manchester.

Combining modern open-plan living, well-proportioned bedrooms, and an excellent location, this attractive new-build home is an opportunity not to be missed.



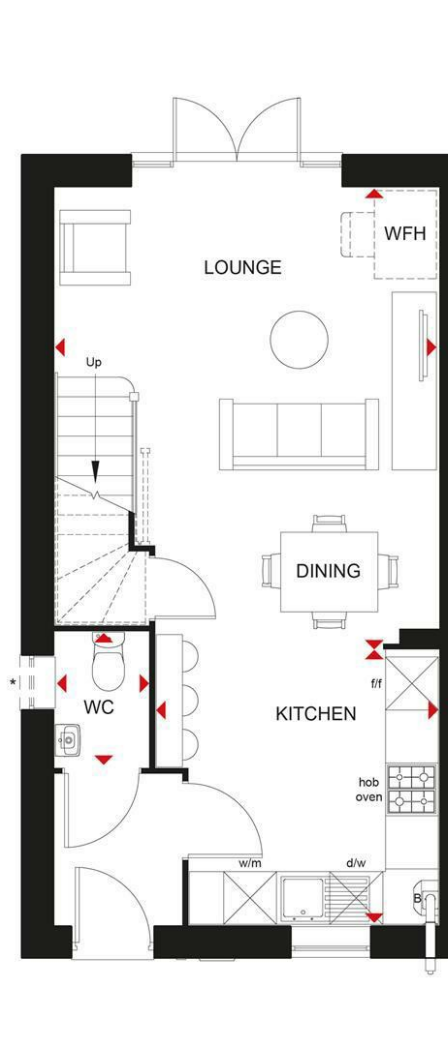
## **Viewing**

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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# Floorplans



# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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