



Wright Marshall  
Estate Agents

20 BEECHFIELD, MOULTON, NORTHWICH CW9  
8PF

OFFERS IN THE REGION OF £280,000



A modernised two bedroom bungalow located in the centre of Moulton

## Description

Purchased by the current vendor less than two years ago this property has been updated and maintained and is the perfect opportunity for a downsizer.

Externally the property is located at the end of the cul-de-sac with ample on road parking and a single driveway with a single integral garage housing the fuse box and electric metre and a lawned garden to the front aspect.

The private rear garden with two storage sheds and a greenhouse is accessible both off the conservatory and via the side gate, ideal for transporting garden waste.

Accommodation comprises entrance hall with a built in cupboard housing the combi boiler.

The bay fronted lounge measures over 20 ft by over 11 ft creating a light and airy reception room with a feature gas fireplace.

Bedroom two has a large double glazed window to the side aspect and is the perfect size for a spare bedroom.

The modern three piece family bathroom has been updated since the vendor purchased the property including new flooring. The bathroom has a large double glazed window to the side aspect.

Bedroom one measures over 12 ft by over 10 ft creating a spacious bedroom with ample space for free standing furniture and has a large double glazed window to the rear aspect.

The kitchen/dining room has been knocked through to create an open plan kitchen/diner with a modern kitchen recently installed by the current vendor. The kitchen has beautiful splashbacks and a range of low level and eye level units and a selection of integrated appliances including an induction hob, extractor hood, dishwasher and double oven.

Located in the heart of Moulton village within walking distance to Moulton Primary School, Moulton Village Playground, The Lion and The Travellers Rest Public Houses and The Crow's Nest Café, Moulton is the perfect village for downsizers who are still independent and require the flexibility of being able to walk to local amenities.

Moulton is conveniently located within a short drive of the A533 connecting commuters to the A556, the M56 and M6 motorways.

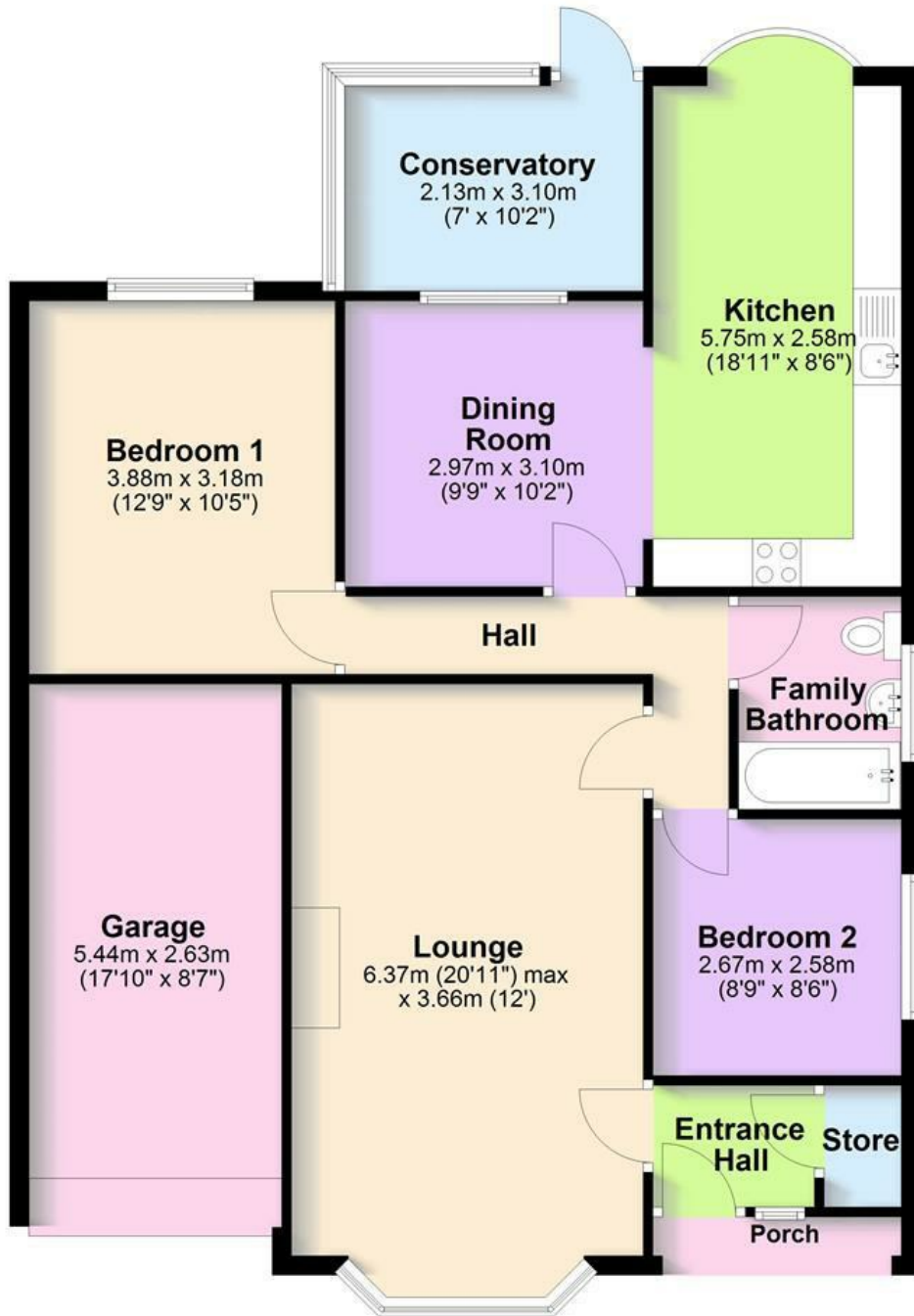






# Ground Floor

Approx. 102.1 sq. metres (1099.2 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	79
EU Directive 2002/91/EC			

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



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements