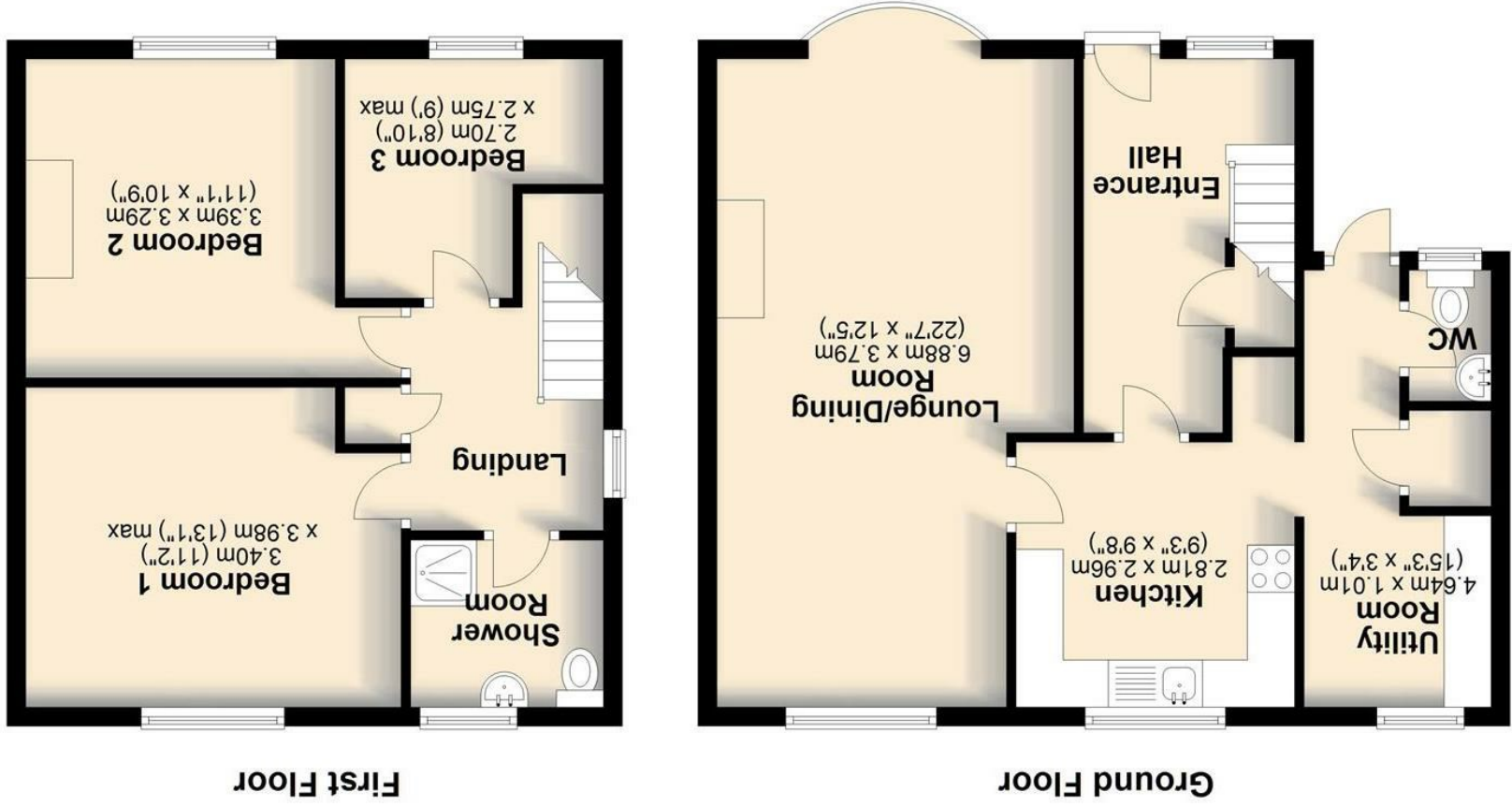


MISREPRESENTATION ACT 1967.  
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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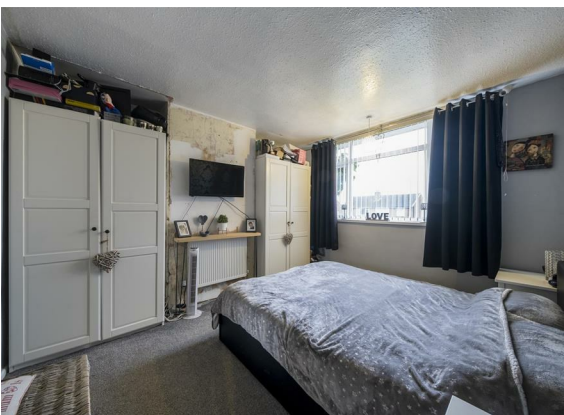
**OFFERS IN THE REGION OF £190,000**



**16 WILSON DRIVE  
 MOULTON  
 NORTHWICH  
 CW9 8QY**



**COUNCIL TAX BAND: B**



\*\*\*VIDEO TOUR AVAILABLE\*\*\* A light and spacious ex local authority SEMI-DETACHED property with potential for a kitchen extension on Wilson Drive, Moulton.

This steel frame constructed family home has been modernised offering fantastic living accommodation, with a large gravel driveway and lawned gardens to both the front and the rear aspects.

Accommodation boasts a spacious entrance hallway with understairs storage through kitchen with low-level and eye-level units, spacious utility room with space for washing machine, tumble dryer and dishwasher with direct access to both the front and the rear aspects, downstairs WC and spacious dual aspect lounge/dining room. Upstairs comprises a light and spacious landing with built in storage cupboard and loft access, two double bedrooms, a third bedroom and a modern three piece shower room.

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 Cafe.

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

#### Chain

Vendor has offered on an empty property through ourselves making this property perfect for a chain free or first time home buyer.

#### Externally

Large gravel driveway for multiple vehicles, gas meter and a large lawned garden are located to the front aspect. Access to the rear aspect via the side gate, a large timber shed, a partly block paved, partly astroturfed garden to the rear aspect with spacious timber shed.

#### Entrance Hallway

Entered via a frosted glass panelled uPVC door, laminate flooring, single radiator, large understairs storage cupboard housing the electric meter and consumer unit, double glazed window to the front aspect, door leading to kitchen, stairs leading to landing and one ceiling light point.

#### Kitchen

Laminate flooring, under stairs cupboard with space for American fridge freezer, low-level and eye-level units, space for Beko double oven, sink with drainer, tiled splashbacks, large double glazed window to the rear aspect, doorway to utility room, doors to entrance hallway and separate lounge and one ceiling light point.

#### Utility Room

Entered via a frosted glass panelled uPVC door, lino flooring, single radiator, low-level top with space for separate washing machine, tumble dryer and dishwasher, eye-level units, double glazed window to the rear aspect, frosted glass panelled uPVC door to the rear garden, door to downstairs WC, large built-in storage cupboard housing brand new Vaillant combi boiler, doorway leading to kitchen and one wall mounted light point.

#### WC

Lino flooring, toilet, sink, frosted double glazed window to the front aspect, wall mounted electric heater and one wall mounted light point.

#### Lounge/Dining Room

Laminate flooring, two single radiators, large double glazed bay fronted window to the front aspect and one large double glazed window to the rear aspect, TV aerial point, electric fire and two ceiling light points.

#### Landing

Double glazed window to the side aspect, built in storage cupboard, loft hatch and one ceiling light point.

#### Bedroom One

Single radiator, large double glazed window to the rear aspect, TV aerial point and one ceiling light point.

#### Bedroom Two

Single radiator, large double glazed window to the front aspect and one ceiling light point.

#### Bedroom Three

Single radiator, double glazed window to the front aspect and one ceiling light point.

#### Shower Room

Laminate flooring, heated towel rail, walk-in power shower cubicle, partly tiled, toilet, sink, large frosted double glazed window to the rear aspect and one ceiling light point.