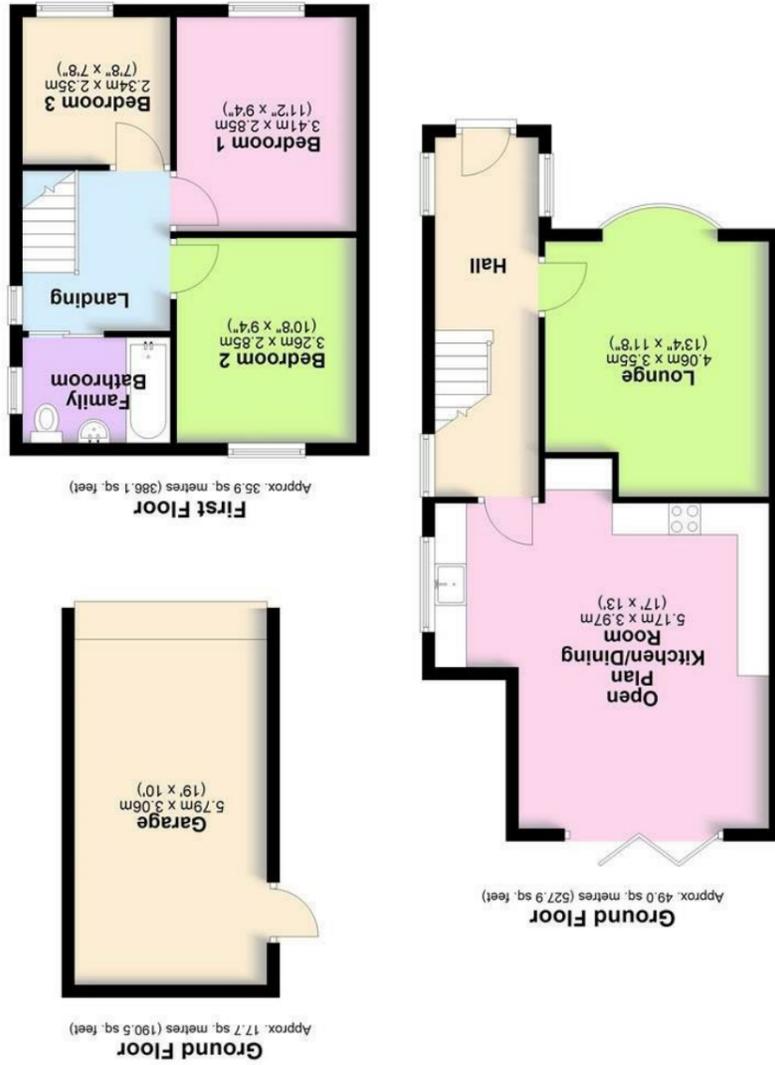
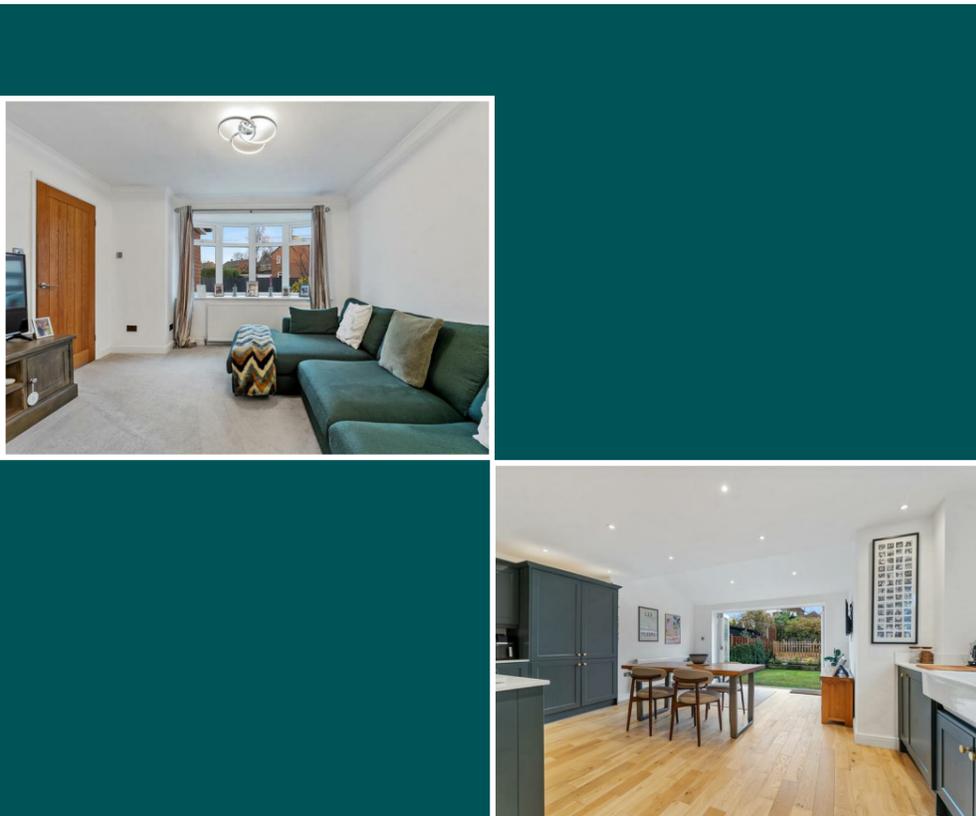


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 102.6 sq. metres (1104.5 sq. feet)



OFFERS IN THE REGION OF £320,000



31 LODGE DRIVE  
 MOULTON  
 NORTHWICH  
 CW9 8RG

3 bedrooms, 1 bathroom, 2 sofas, Council Tax Band: C



A beautifully presented and extended three bedroom property with a private and enclosed south facing rear garden located in Moulton

### Description

Purchased by the current vendors over three years ago this property has been completely refurbished and extended to a high standard creating the perfect opportunity for first time buyers and downsizers.

Externally the property is positioned on a large plot with a large, partly gravel, partly concrete driveway to the front aspect with ample parking for up to four vehicles with a single detached garage with electric and a partly lawned, partly decked south facing garden to the rear aspect.

Ground floor accommodation comprises spacious entrance hallway with engineered wood flooring, ample hanging and shoe storage space, both in the hallway and under the stairs with a double glazed window to the side aspect.

The bay fronted lounge measures over 13 ft by 11 ft creating a cosy front reception room with views towards the front aspect.

The current vendors have knocked through the original kitchen and dining room to create a truly stunning modern open plan kitchen/dining room with a brand new Wren kitchen, a range of low level and eye level units, quartz tops, Belfast sink, a selection of integrated appliances including an extractor hood, electric hob and oven, fridge/freezer, family sized dishwasher and washing machine. With a double glazed window to the side aspect and bi-fold doors to the rear garden, this is a fantastic light and airy living space, perfect for modern family living.

Upstairs comprises spacious landing with access to the partly boarded loft space which houses the brand new combi boiler, two double bedrooms, a single bedroom/study and a brand new three piece family bathroom.

Particular mention must be made of the planning permission passed for a second storey extension, planning reference number 23/01626/FUL.

The village of Moulton has a range of everyday amenities, including a convenience store, cafés, traditional pubs, a village hall, church and green spaces with a children's play area.

For more extensive shopping, leisure and dining options, Northwich town centre is approximately three miles away and offers a variety of national retailers, supermarkets, restaurants, bars and leisure facilities including cinema, swimming pool and gym.

Local primary schools include the highly regarded Moulton Primary School and nearby secondary and further education options include The County High School, Leftwich, as well as highly regarded schools in neighbouring villages such as St Nicholas Catholic High School and Hartford Church of England High School.