



VINCENT JAMES  
ESTATE AGENTS

4 REGENT STREET, MOULTON,  
NORTHWICH, CW9 8NY

£170,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this MID TERRACED property located in MOULTON. The newly modernised accommodation includes: Lounge, Dining Room, Kitchen & Lean to / Utility Room to the ground floor, TWO BEDROOMS and bathroom to the first floor with the added bonus of a Loft / Craft room. Externally there is an enclosed rear yard. \*\*\*NO CHAIN\*\*\*

[WWW.VINCENTJAMESSTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESSTATEAGENTS.CO.UK)

## Lounge

12'1 x 10'4

Accessed via double glazed front entrance door. Radiator. Laminate flooring. Opening to Dining Room.



## Dining Room

11'9 x 10'9

Window to the rear elevation. Door to Kitchen. Radiator. Laminate Flooring.



## Kitchen

9'8 x 5'8

Fitted with a range of wall, drawer and base units with worksurfaces above. Integrated Fridge. Inset Electric oven with hob and hood above. Part tiled walls. Door to Utility / Lean to. Laminate flooring. Radiator.



## Lean To / Utility Room

8'6 x 4'8

Access door to the rear elevation. Space for Washing Machine. Laminate flooring.



## Landing

Doors to bedrooms and bathroom. Ladder style steps to loft / hobby room.

## Master Bedroom

11'9 x 10'5

Double glazed window to the front elevation. Radiator.



**Bedroom Two**

8'2 x 8'1

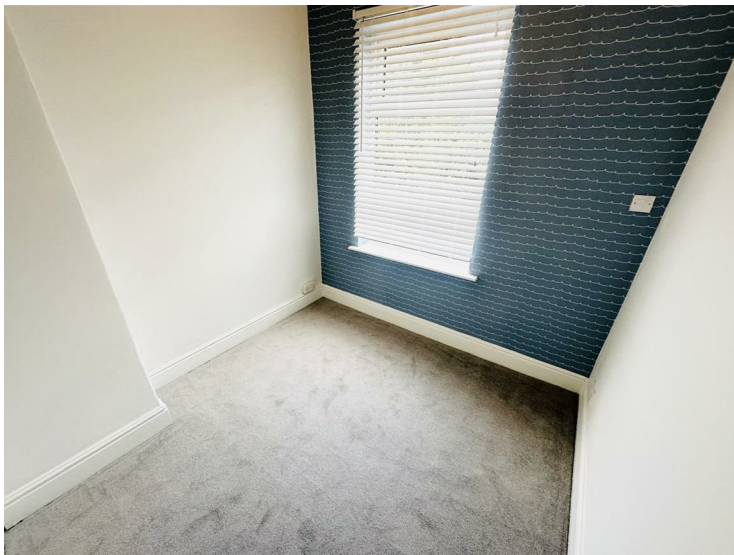
Double glazed window to the front elevation. Radiator.



**Loft Room**

13'6 x 11'3

Velux Style Window to the rear elevation. Power & Light.



**Bathroom**

9'9 x 5'8

Low level WC, wash hand basin and panelled bath with shower above. Double glazed window to the rear elevation. Part tiled walls. Radiator. Cupboard housing boiler.



**Externally - Front**

Access to the front door.

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Externally - Rear  
Paved rear yard. Access gate.



### Extra Information

Tenure: Freehold  
Service Charge: N/A  
Service Charge Review Period: N/A  
Council Tax Band: A

TEL: 01606 663939

**Ground Floor**  
Approx. 33.8 sq. metres (363.5 sq. feet)



**First Floor**  
Approx. 28.9 sq. metres (310.6 sq. feet)



**Second Floor**  
Approx. 13.3 sq. metres (143.4 sq. feet)



Total area: approx. 75.9 sq. metres (817.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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