

18 Regent Street, Moulton, Northwich, Cheshire, CW9 8NY
£150,000

No Onward Chain..This two bedroom mid terraced property is situated in the ever popular village of Moulton and is an ideal purchase for the first time buyer and investor alike as it has a rich rental history. Within walking distance of the local school, shops and other amenities this desirable village provides it also allows easy access to excellent commuter routes. In brief the accommodation comprises open plan lounge diner, kitchen and utility room on the ground floor whilst to the first floor there is the primary bedroom which leads to the bathroom and another double bedroom to the front elevation. Externally there is an enclosed yard to the rear with an access gate.

Moulton is a village which has a shop catering for some everyday needs and a Primary School of excellent repute, whilst more extensive shopping, leisure and recreational facilities can be found in Northwich town centre. The area is also convenient for ease of access to the A556, which provides good commuting links to Manchester, Chester and the M6/M56 motorway network.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

Ground Floor

Lounge Diner 25'03" x 11'11"

Kitchen 11'11" x 5'10"

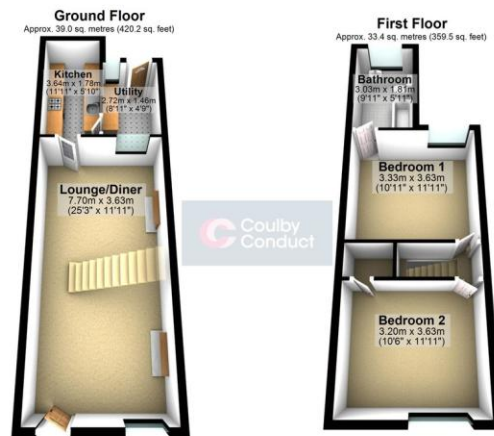
Utility Area 8'11" x 4'09"

First Floor

Bedroom One 10'11" x 11'11"

Bathroom 9'11" x 5'11"

Bedroom Two 10'06" x 11'11"



Total area: approx. 72.4 sq. metres (779.7 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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