



11 Beechfield

Moulton, Northwich

- A Three Bedroom Detached Bungalow, Located In A Popular Village On The Southern Outskirts of Northwich
- Spacious Accommodation Including: Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms & Shower Room
- Block Paved Driveway, Single Garage, Mature Rear Garden
- Close To The Village Centre, With An Excellent range of Local Amenities

Set within a sought-after village on the southern outskirts of Northwich, this well-presented three bedroom detached bungalow offers spacious and versatile accommodation ideal for a wide range of buyers.

The property welcomes you with a generous entrance hall leading to a bright and comfortable lounge, complemented by an adjoining dining room that provides ample space for entertaining or family gatherings. The well-appointed kitchen features modern cabinetry and integrated appliances, ensuring both practicality and style.

Three good-sized bedrooms offer flexibility for guests, or home working, while the shower room is finished to a high standard. Throughout the bungalow, tasteful decor and quality finishes blend seamlessly with the property's classic character, creating a warm and inviting atmosphere.

Externally, the property boasts a block paved driveway providing off-road parking for several vehicles, leading to a single garage that offers valuable additional storage or workshop space. The mature rear garden is a particular highlight, featuring well-stocked borders, established shrubs, and lawn that offers a private and peaceful retreat for outdoor relaxation or entertaining. A paved patio area is perfect for al fresco dining, while secure fencing ensures a safe environment for children and pets. The front garden is attractively landscaped, enhancing the property's kerb appeal and complementing its detached setting.



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Moulton is a small village located on the southern outskirts of Northwich. Village amenities include a local Morrisons Daily supermarket and post office, there are two pubs, The Red Lion and Travellers Rest and there is a Royal British Legion Social Club. The village primary school is Ofsted rated good with outstanding features. The local high school is The Country High School, Leftwich, which is also Ofsted rated outstanding. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

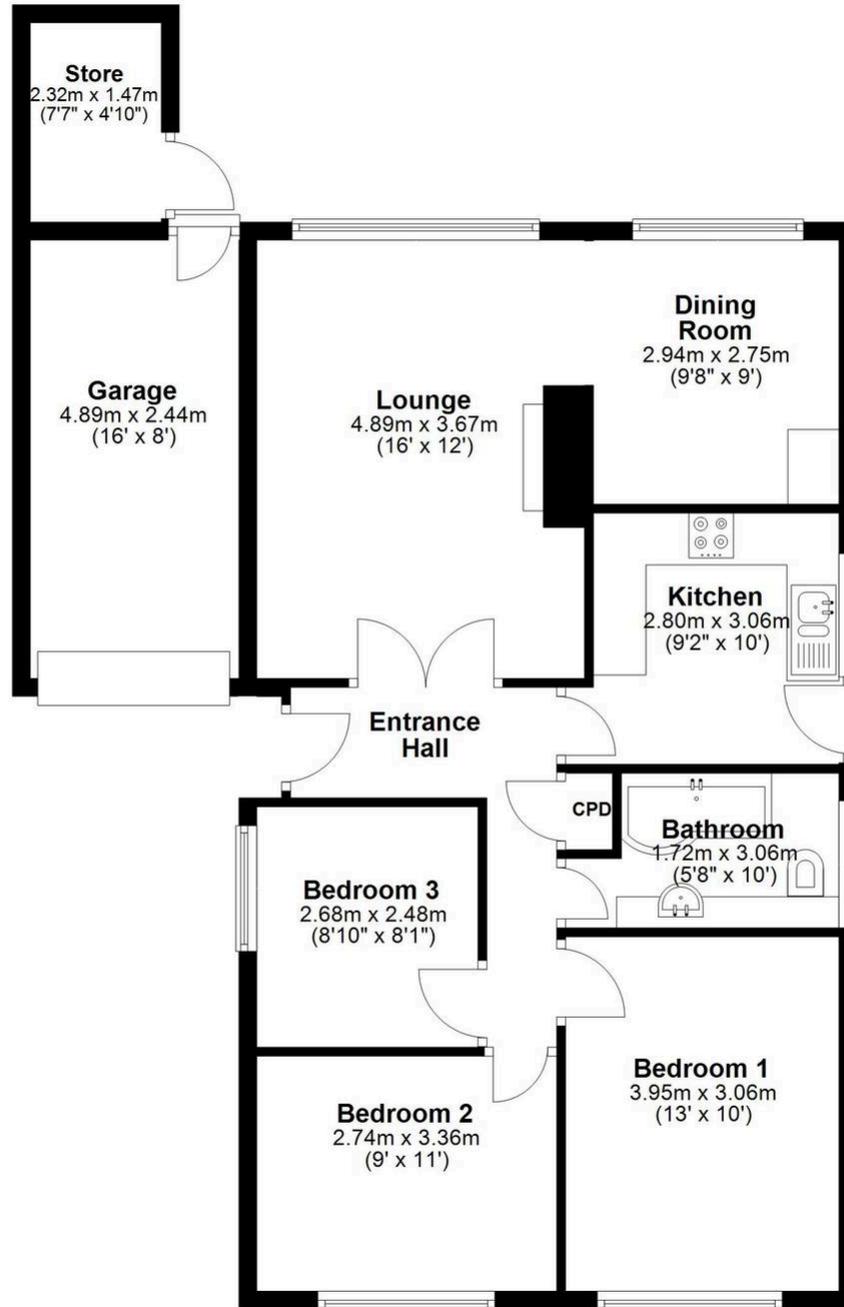
EPC Environmental Impact Rating:

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Ground Floor

Main area: approx. 80.2 sq. metres (863.1 sq. feet)
Plus garages, approx. 11.9 sq. metres (128.1 sq. feet)



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