

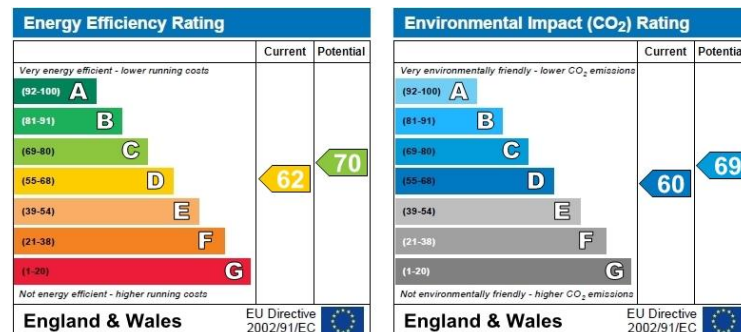
**8 Park Lane,  
Moulton, Northwich CW9 8QG**  
**£215,000**

With a good degree of privacy to both the front and rear, this spacious detached property is immaculately presented throughout, and features three bedrooms, a generous lounge/dining room and a good size conservatory.

**Directions**

From our Davenham office turn left onto London Road, then take the fourth right onto Jack Lane. Proceed to the mini roundabout, take the first exit staying on Jack Lane. Take the first right into Niddries Lane, then take the third right into Park Lane. The property can then be located on the right hand side.

Council Tax Band - D



### Entrance hallway

A welcoming entrance with neutral décor and a doorway leading into the lounge/dining room.

### Lounge/dining room

7.82m x 4.24m (25'8 x 13'11)

With a delightful bay window overlooking the front aspect, the spacious and extremely well presented lounge/dining room leads into the separate kitchen, and has sliding doors which open into the separate conservatory.



### Conservatory

3.02m x 2.44m (9'11 x 8')

Providing superb additional living space, the well-proportioned conservatory has French doors that open onto the rear garden.



### Kitchen

3.63m x 2.57m (11'11 x 8'5)

A good size separate kitchen overlooking the side aspect, fitted with a range of modern cream painted units, complemented by dark work surfaces and dark tiled effect flooring. There is also space for an oven, fridge, dishwasher, and washing machine, a useful under stairs storage area, and a doorway leading to the rear of the property.



### Bedroom one

4.42m x 3.38m (14'6 x 11'1)



A generously proportioned and extremely well-presented double bedroom, with a wide window overlooking the front aspect.

### Bedroom two

3.38m x 3.33m (11'1 x 10'11)

A further spacious double bedroom overlooking the rear aspect.

### Bedroom three

2.69m x 1.75m (8'10 x 5'9)

A neutrally decorated single bedroom overlooking the front aspect.

### Bathroom

2.54m x 1.50m (8'4 x 4'11)

A stylishly modernised bathroom, fully tiled in neutral tones, and with wood effect Karndean flooring. The bathroom is fitted with a contemporary, white three piece suite, including a shower above the bath.



### Outside

To the front, the property has a lengthy lawned garden surrounded by mature hedges that provide an excellent degree of privacy. To the side is a paved and gravelled driveway providing off road parking, which leads to the single detached garage. To the rear, the property has the benefit of a further secluded lawned garden, bordered by well established trees and shrubs, with a sizeable paved patio area.

