



Verdin Close, Moulton Northwich CW9 8RL

welcome to

Verdin Close, Moulton Northwich

Occupying a desirable position within the highly regarded village of Moulton, this beautifully presented four-bedroom detached residence offers a refined balance of style, practicality and family comfort. Thoughtfully arranged over two floors, the home combines elegant space for flexible family home



Reception Hall
Cloakroom W.C

Living Room

18' x 11' 4" (5.49m x 3.45m)

Dining Room

11' 4" x 10' 11" (3.45m x 3.33m)

Breakfast Kitchen

15' 11" x 10' 11" (4.85m x 3.33m)

First Floor Landing

Master Bedroom

13' 1" x 10' 3" (3.99m x 3.12m)

En Suite Shower Room

5' 10" x 5' 6" (1.78m x 1.68m)

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m)

Bedroom Three

10' 1" x 7' 8" (3.07m x 2.34m)

Bedroom Four

7' 7" x 6' 9" (2.31m x 2.06m)

Family Bathroom

5' 10" x 5' 7" (1.78m x 1.70m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online [swetenhams.co.uk/Property/NRT108369](https://www.swetenhams.co.uk/Property/NRT108369)



welcome to

Verdin Close, Moulton Northwich

- Highly sought after village of Moulton
- Offering local amities and sought-after schooling nearby
- Desirable cul de sac location
- Superb detached family home
- Offering well-presented flexible accommodation

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [swetenhams.co.uk/Property/NRT108369](https://www.swetenhams.co.uk/Property/NRT108369)



Property Ref:
NRT108369 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



swetenhams



01606 43937



northwich@swetenhams.co.uk



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



swetenhams.co.uk