

32 Weaver Road  
Moulton



Stuart  
Rushton  
& COMPANY

A recently updated, vastly improved and stylishly presented four bedroom detached family home occupying a lovely position within a modern cul-de-sac development.

Weaver Road is a modern cul-de-sac development of detached family homes, just minutes' walk from the tranquil setting of the River Weaver and pretty scenery along the far reaching bridle paths. Moulton primary school is within easy reach, as are the other schools of Davenham and the other surrounding villages.

This property is a superb example, having undergone a thorough program of improvements over the last few years. The accommodation totals to more than 1300 square feet and has been stylishly finished throughout. There is an inviting entrance hall, with cloak storage, utility room and downstairs WC. A modern open-plan kitchen/diner, featuring a breakfast bar and integrated appliances. A large lounge with a walk-in bay window, overlooking the rear garden, and an integral store/small garage.





The first floor provides very well-balanced accommodation and includes a superb principal bedroom suite, with a dressing area and modern ensuite shower room.

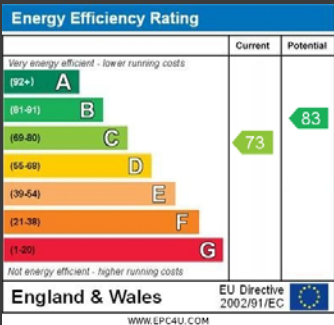
There are three further generously proportioned bedrooms and a three piece family bathroom. The frontage provides parking for two vehicles, alongside a formal grass lawn. The rear garden has been nicely landscaped to include a large patio for entertaining, two grass lawns, a variety of mature plants and a garden shed.

Moulton village lies adjacent to the larger village of Davenham on the easterly outskirts of Northwich and within easy reach of the A556 Manchester to Chester link road. Access to here from some of the beautiful surrounding Cheshire countryside is within easy reach as is the northwest motorway network at Jct 19 of the M6 about fifteen minutes by car to the north. Northwich caters for extensive schooling and shopping requirements and the village has several local shops for day to day facilities.

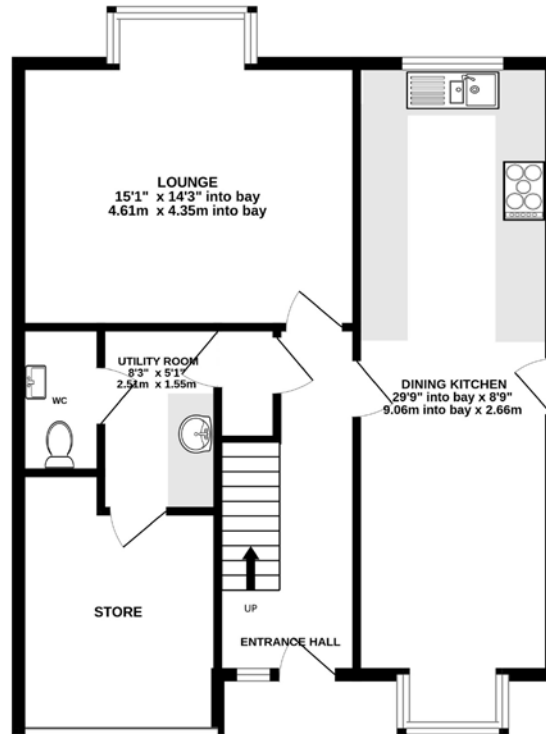


# 32 Weaver Road Moulton Cheshire CW9 8QR

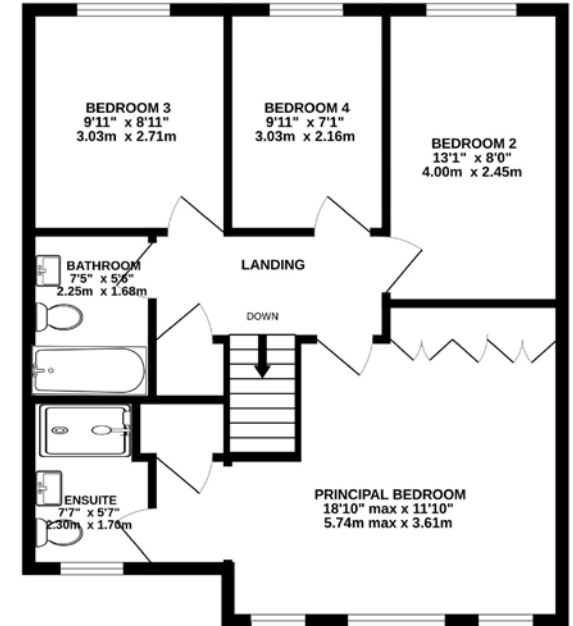
Price: £375,000  
 Tenure: Freehold  
 Local Auth: Cheshire West and Chester  
 Council Tax Band: D



GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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