



Cheltenham Crescent, Moreton

Offers Over £325,000



LESLEY HOOKS
ESTATE AGENTS





Situated in a highly sought-after residential area, this stunning modern detached home is both beautifully presented and deceptively spacious. Designed for comfortable family living, the property benefits from uPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout.

As you step inside, the welcoming hallway leads to a stylish lounge, complete with double doors that open into the dining room—perfect for both entertaining and everyday living. The dining room flows seamlessly into a bright and airy conservatory, creating a wonderful space to relax and enjoy views of the garden. The well-appointed kitchen-dining room provides plenty of space for cooking and socialising, with an adjoining utility room and a convenient downstairs WC.

Upstairs, there are four generously sized bedrooms, with the master bedroom boasting built-in wardrobes and a private en-suite shower room. A modern family bathroom, fitted with a shower and screen over the bath, serves the remaining bedrooms.



Outside, the property continues to impress. A driveway to the front provides ample off-road parking and leads to the garage. To the rear, a delightful garden, enjoys a southerly aspect and offers a private retreat, featuring a patio area ideal for outdoor dining and a charming timber summer house—perfect for a home office, hobby space, or simply unwinding in style.

The property is currently on a peppercorn lease of £150 per annum; however, the owners are in the process of purchasing the lease, making this a fantastic opportunity for buyers looking for a long-term investment.

Spacious, modern, and set in a desirable location, this wonderful home is perfect for families and professionals alike. Don't miss the chance to make it yours! Council tax band D. Ultrafast broadband.

Hallway

8'4" (2.54m) x 4'2" (1.27m)

Lounge

13'4" (4.06m) x 13'3" (4.04m)

Dining Room

9'2" (2.79m) x 7'11" (2.41m)

Conservatory

13'5" (4.09m) x 11'2" (3.4m)

Kitchen Dining Room

12'2" (3.71m) x 9'2" (2.79m)

Utility Room

5'9" (1.75m) x 5'2" (1.57m)

Downstairs WC

5'1" (1.55m) x 3'8" (1.12m)

Master Bedroom

13'3" (4.04m) Max x 11'4" (3.45m)

En-Suite

5'9" (1.75m) x 5'3" (1.6m)

Bedroom Two

11'6" (3.51m) x 10'1" (3.07m) Max

Bedroom Three

13'2" (4.01m) Max x 8'0" (2.44m)

Bedroom Four

8'10" (2.69m) Max x 8'8" (2.64m) Max

Bathroom

6'10" (2.08m) x 6'3" (1.91m)







GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

at Us:

44 6000

lesleyhooks.co.uk

ch Road, Bebington,

Merseyside, CH63 7PH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other levels 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, fixtures and appliances shown thereon have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Keyplan 12025

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.