



ROYAL FOX

... ultimate estate agency

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Key Features

- Impressive Victorian Villa
- Large Garden Plot
- Five Bedrooms
- Detached Double Garage
- Much Improved
- Three Reception Rooms
- Quality Fitted Kitchen
- Superb Family Home
- Original Features



Main Description

IMPRESSIVE VICTORIAN VILLA - 5 BEDROOMS - MUCH IMPROVED BY PRESENT OWNERS - LARGE MATURE GARDENS - DETACHED DOUBLE GARAGE - ORIGINAL FEATURES... Royal Fox are incredibly proud to offer this substantial family home to the open market standing in a large private plot with excellent access afforded to the market town of Northwich. Retaining many original features to include Minton tiled flooring, deep coving and arches, deep skirting boards and original internal doors. Combining character with modern the property has been extensively improved from 2012 too much to mention but includes, replacement roof & gutters, upgraded electrics and gas, replacement boiler, quality kitchen and bathroom fittings, Bi-Fold doors to the kitchen with the majority of rooms re-plastered and decorated, two cast iron multi-fuel stoves fitted to the lounge and morning room, new driveway and electrics to the garage. In addition to the gas fired central heating (combination system) UPVC double glazed windows have been fitted. The accommodation comprises briefly: entrance porch, impressive reception hallway, lounge, separate dining room, morning room, quality fitted family kitchen with built in appliances, WC/utility room and basement cellar. To the first floor are four generous bedrooms (master with fitted robes) and a four piece family bathroom/shower room/WC. To the second floor is a very large fifth bedroom with double glazed skylight windows. With a gated driveway leading to a large detached double garage and beyond a predominately laid to lawn extensive garden having planted borders, mature trees and shrubs, fish pond and paved patio area.

INTERNAL VIEWINGS ON THIS PROPERTY ARE HIGHLY RECOMMENDED BY THE FOX. Property Information - Freehold - Council Band D



16 Appleton Street
Winnington Northwich

Guide Price Of
£485,000



Bedroom Five 11' 11" x 19' 10" (3.63m x 6.05m)

Double Garage

Accommodation

Entrance Porch 5' 10" x 11' 11" (1.78m x 3.64m)

Reception Hallway 16' 8" x 7' 3" (5.09m x 2.22m)

Lounge 16' 2" x 13' 0" (4.92m x 3.96m)
Excluding the bay.

Dining Room 13' 1" x 13' 7" (3.99m x 4.13m)
Excluding the bay.

Morning Room 16' 7" x 10' 10" (5.06m x 3.30m)

Family Dining Kitchen 11' 7" x 19' 11" (3.53m x 6.08m)

WC/Utility 5' 4" x 6' 8" (1.63m x 2.03m)

Basement Cellar

First Floor Landing

Bedroom One 16' 3" x 12' 11" (4.96m x 3.93m)

Bedroom Two 13' 2" x 12' 2" (4.02m x 3.72m)

Bedroom Three 11' 0" x 10' 6" (3.36m x 3.19m)

Bedroom Four 10' 9" x 10' 0" (3.27m x 3.06m)

Family Bath/Shower Room/WC 5' 7" x 10' 0" (1.69m x 3.04m)

2nd Floor





*“Put your property
in our hands...”*



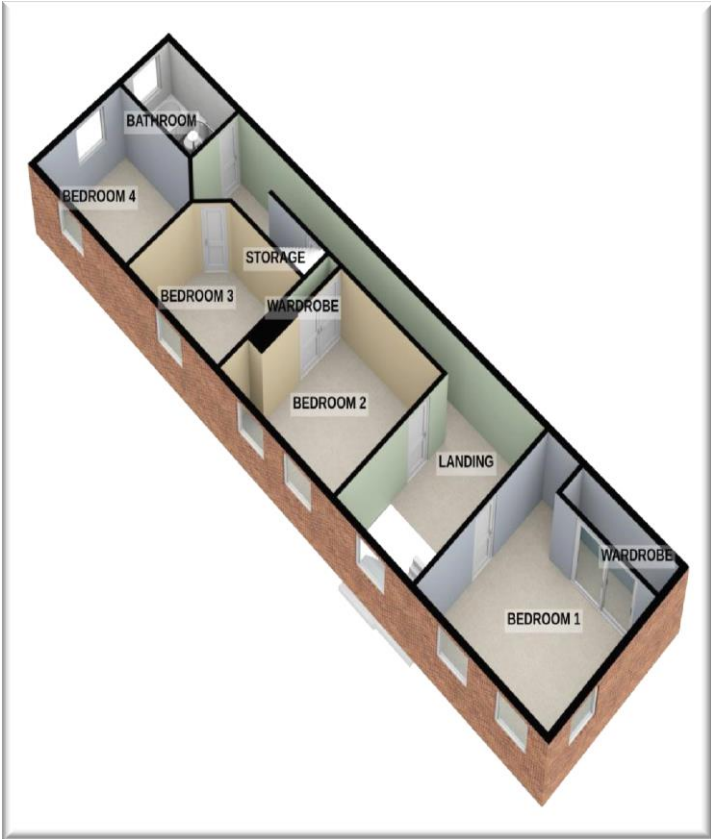
*“Ultimate Estate
Agency....From The Fox”*

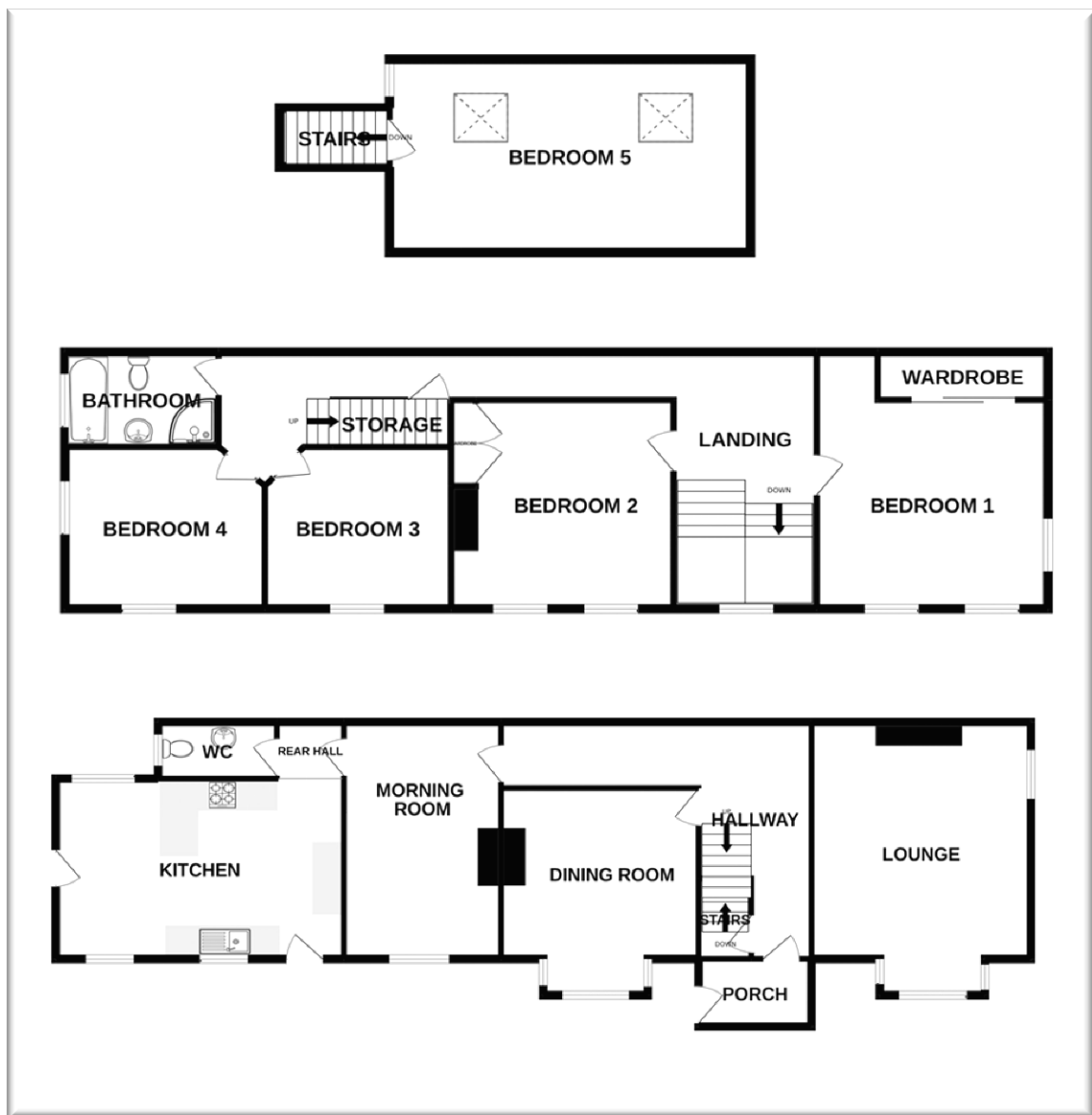
Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along the one way system towards Castle, cross over the bridge and at the traffic lights turn right as going back towards Northwich centre. At the junction turn left into Winnington Lane and proceed up the hill passing the petrol station on your right hand side, carry on a little further and turn left into Appleton Street, number 16 is located off to the left identified by our distinctive For Sale Board

“Call The Fox NOW for your FREE valuation”



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - D
- Parking Arrangements - Driveway & Double Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.