



ROYAL FOX

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Key Features

- Modern Detached House
- Four Bedrooms
- Ideal Young Family Home
- Attached Garage
- Cyl-De-Sac Position
- Gas Central Heating
- Private Rear Garden
- En-Suite
- NO CHAIN



Main Description

MODERN DETACHED HOUSE - FOUR BEDROOMS - ATTACHED SINGLE GARAGE - SOUGHT AFTER DEVELOPMENT - GREAT YOUNG FAMILY HOME... Royal Fox Estates are very pleased to offer to the open market with **NO ONWARD CHAIN** this detached house of modern design offering four bedroom accommodation. Located within a highly regarded and respected residential development No. 71 enjoys a quiet position with no passing traffic. The property features gas fired central heating (combination system) UPVC double glazed windows and a single attached garage with up and over door. Internally the accommodation comprises briefly: reception hallway, guest WC, modern well fitted breakfast kitchen with **BUILT IN APPLIANCES**, large and spacious lounge/diner with direct access to the rear garden, four first floor bedrooms with en-suite and family bathroom/WC. To the front is a small garden area, driveway extending to the side leading to the garage, gated access is afforded to the private rear garden with raised flower borders and paved patio area. Cuddington is a small village to the west of Northwich, the location is perfect for commuters via the A556 with onward links onto the North-West motorway networks. Rail connections in the nearby village of Cuddington provide access to Chester and Manchester with a station also in Hartford which provides links to London. Excellent schools cater for all ages within the surrounding area including the outstanding Delamere Academy Primary School, Tarporley High School and The Grange Private School. For the golfing community the superb Sandiway Golf club is very close by and other sporting and leisure facilities can be found in nearby Hartford and Northwich. **Internal viewings on this property come highly recommended by the FOX.**

Property Information Freehold Council Band D



71 Golden Nook Road
Cuddington Northwich

Guide Price
£290,000



Accommodation

Reception Hallway 11' 11" x 3' 6" (3.62m x 1.06m)

Guest WC 5' 11" x 3' 3" (1.80m x 0.98m)

Breakfast Kitchen 11' 8" x 9' 5" (3.55m x 2.88m)

Lounge/Diner 17' 4" x 16' 7" (5.29m x 5.06m)

First Floor Landing 9' 3" x 6' 4" (2.83m x 1.94m)

Bedroom One 9' 4" x 9' 9" (2.84m x 2.96m)

En-Suite 5' 3" x 6' 8" (1.59m x 2.02m)

Bedroom Two 8' 4" x 9' 10" (2.53m x 3.00m)

Bedroom Three 10' 9" x 6' 8" (3.28m x 2.02m)

Bedroom Four 8' 9" x 6' 7" (2.66m x 2.00m)

Family Bathroom/WC 5' 7" x 6' 8" (1.69m x 2.03m)





*“Put your property
in our hands...”*

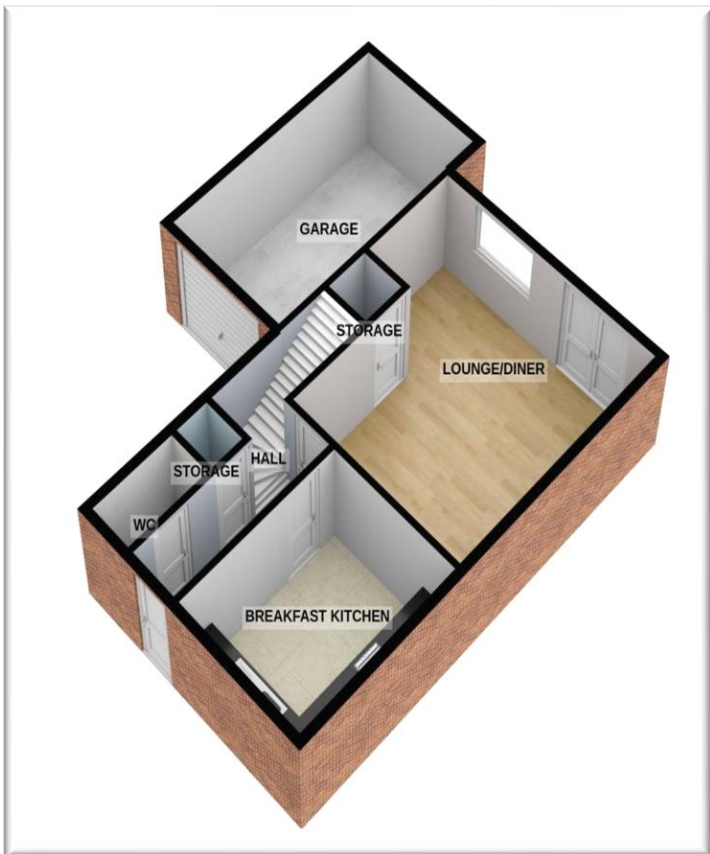


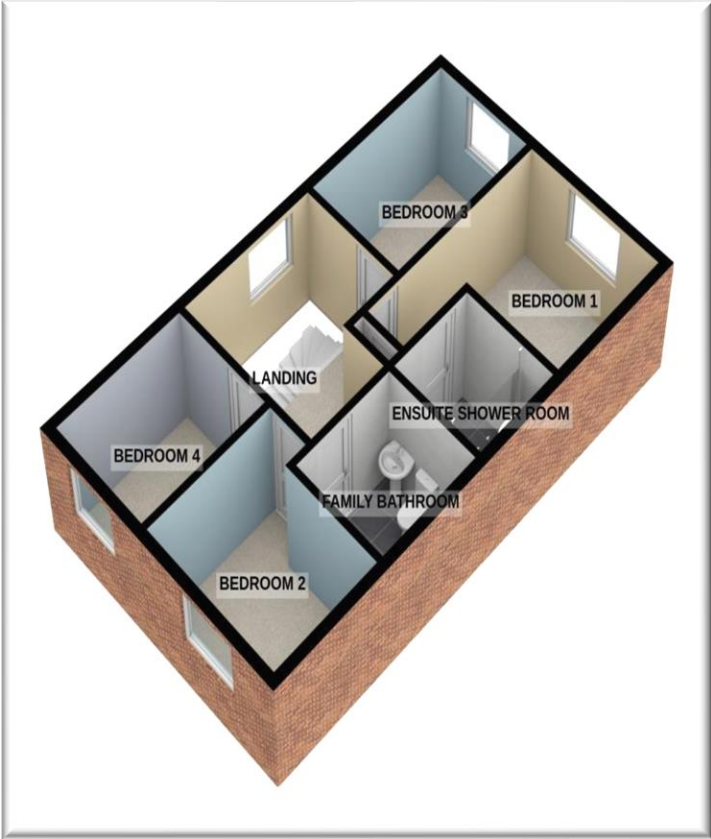
*“Ultimate Estate
Agency....From The Fox”*

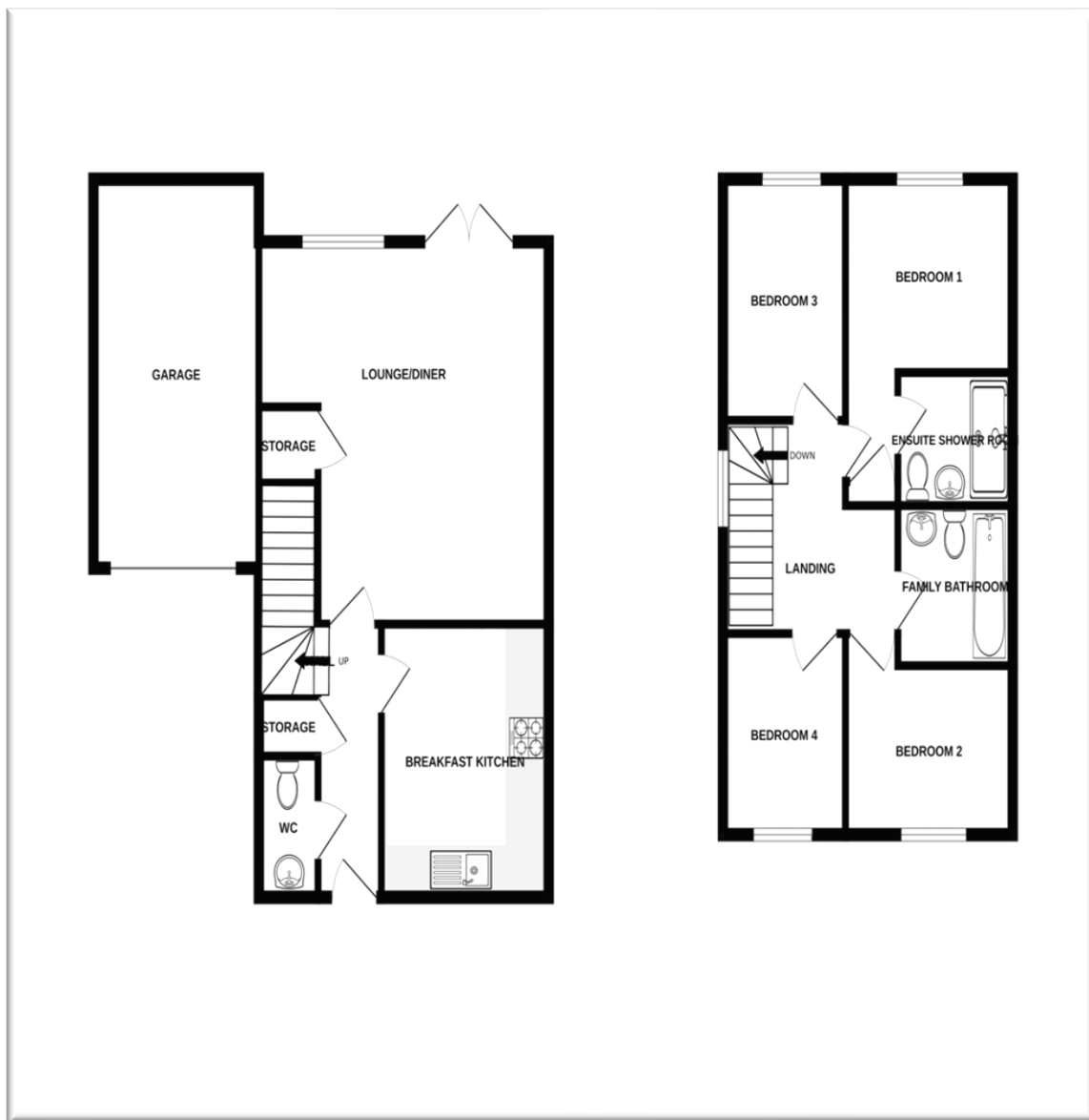
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along the A559 London Road. Bear right at the traffic lights onto Kingsmead and follow to the A556 Chester Road. Follow Chester road in the direction of Chester passing Sandiway turning and the 40mph speed camera. Proceed straight until reaching the A49 junction. At the traffic lights turn right into the A49. Turn right onto Ash Road and first right onto Golden Nook Road at the T junction turn left and then right and number 71 is located on the left hand side.

"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 (Meter), Main Sewer
- Council Tax Banding - D
- Parking Arrangements - Garage & Driveway



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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