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Key Features

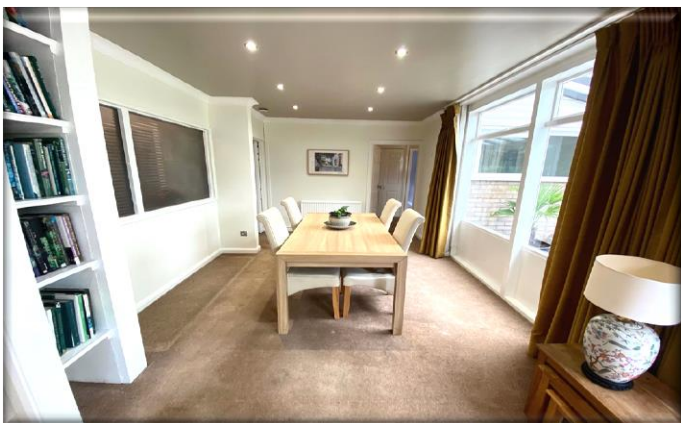
- **Elegant Detached True Bungalow**
- **Approx 1800 Sq Ft of Living Space**
- **Beautiful Original Features**
- **Large, South Facing Rear Garden**
- **Quality Fixtures & Fittings Throughout**
- **Open Plan Layout**
- **Three Bedrooms**
- **Highly Regarded Location**



Main Description... **BEAUTIFUL & ELEGANT DETACHED TRUE BUNGALOW - MANY ORIGINAL FEATURES - APPROX 1800 SQ**

FT LIVING SPACE - NO CHAIN! ... Royal Fox Estates are proud & privileged to offer to the market this wonderful and spacious detached true bungalow, located in a highly regarded Hartford village location. No.10 occupies a sizable plot offering plenty of space both internally and externally & has been exceptionally well cared for as well as oozing with character and original features! The property is warmed by gas fired central heater with a recently fitted combination boiler & is double glazed throughout. Comprising briefly: Entrance Hall, Guest WC/Shower Room, **SPACIOUS, OPEN PLAN L SHAPED LOUNGE/DINER WITH STUNNING BRICK FEATURE FIREPLACE**, Modern Breakfast Kitchen with fully **BUILT IN APPLIANCES**, (including Five ring gas hob & dishwasher.) Conservatory, Utility Room & Cloakroom with access to an attached Single Garage. To the rear of the property are three Bedrooms & a fantastic modern fully tiled family bathroom. To the front of the property is a large concrete pressed driveway with a front garden area with a mixture of shrubs and mature trees. To the rear is a **LARGE, SOUTH FACING REAR GARDEN** laid to lawn and well kept with a good sized patio area as well as a separate stone cobbled seating area - overall a **FANTASTIC SPACE FOR HOSTING**. Landswood park is situated in Hartford Village, a highly sought after area for its wide range of local amenities, as well as proximity to local schools and transport links including two train stations very close by. Greenbank & Hartford stations are both a ten minute walk from the property. Northwich town centre is approx 1.5 miles away and boasts a wide range of shops & services including national chains, Barons Quay development and multi screen Odeon cinema. **INTERNAL VIEWINGS ON THIS WONDERFUL HOME ARE HIGHLY RECOMMENDED BY THE FOX!**

PROPERTY INFORMATION --- Tenure, Freehold --- EPC Rating D --- Council Tax Band F --- Construcion Type, Brick & Tile --- Parking Arrangements, Driveway & Garage



**10 Landswood Park
Hartford Northwich**

**Offers in Excess of
£450,000**



Accommodation

Entrance Hall 13' 1" x 9' 3" (4m x 2.82m)

Guest WC/Shower Room 9' 3" x 6' 6" (2.81m x 1.99m)

Lounge/Diner 19' 3" x 25' 11" (5.86m x 7.89m)

Conservatory 6' 7" x 16' 0" (2m x 4.87m)

Breakfast Kitchen 9' 7" x 23' 10" (2.93m x 7.27m)

Inner Hall 9' 11" x 9' 4" (3.02m x 2.84m)

Cloakroom 5' 10" x 8' 8" (1.78m x 2.63m)

Utility Room 7' 8" x 5' 10" (2.34m x 1.78m)

Bedroom One 14' 4" x 10' 11" (4.38m x 3.32m)

Bedroom Two 11' 1" x 9' 4" (3.38m x 2.85m)

Bedroom Three 6' 4" x 8' 3" (1.94m x 2.51m)

Family Bathroom 5' 5" x 10' 4" (1.65m x 3.15m)





*“Put your property
in our hands...”*

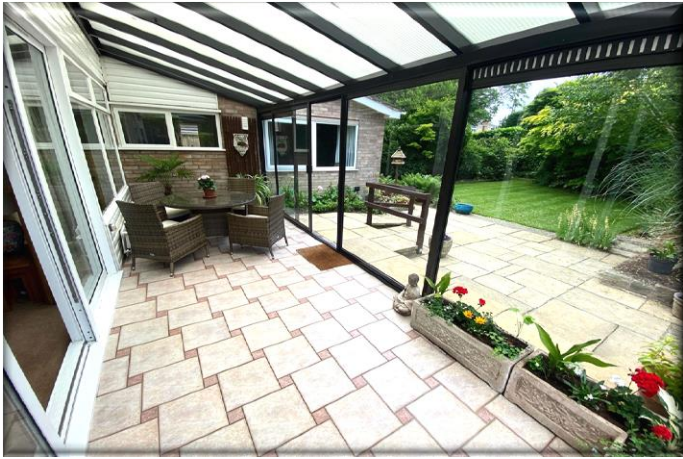


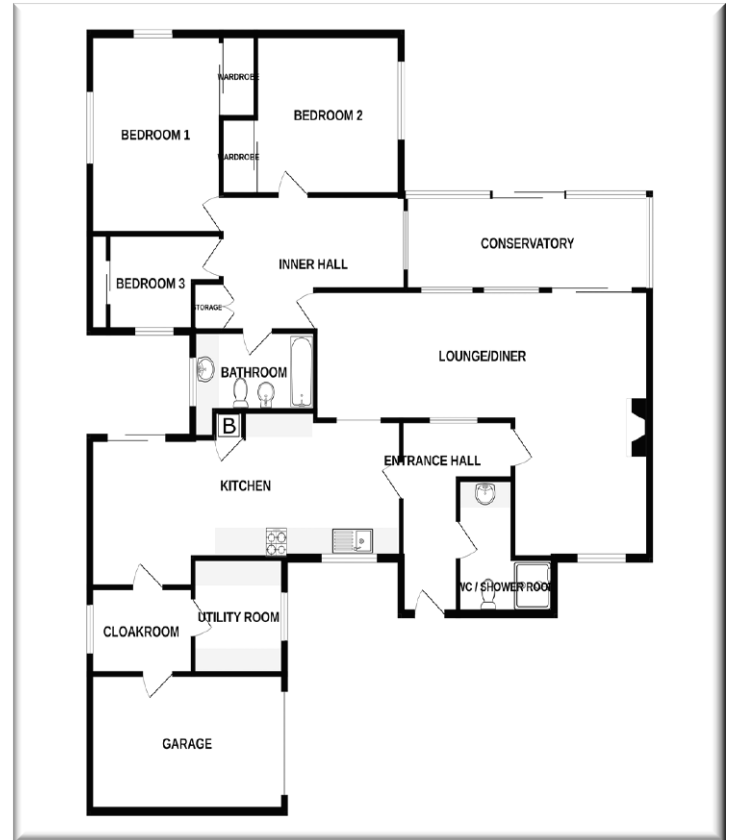
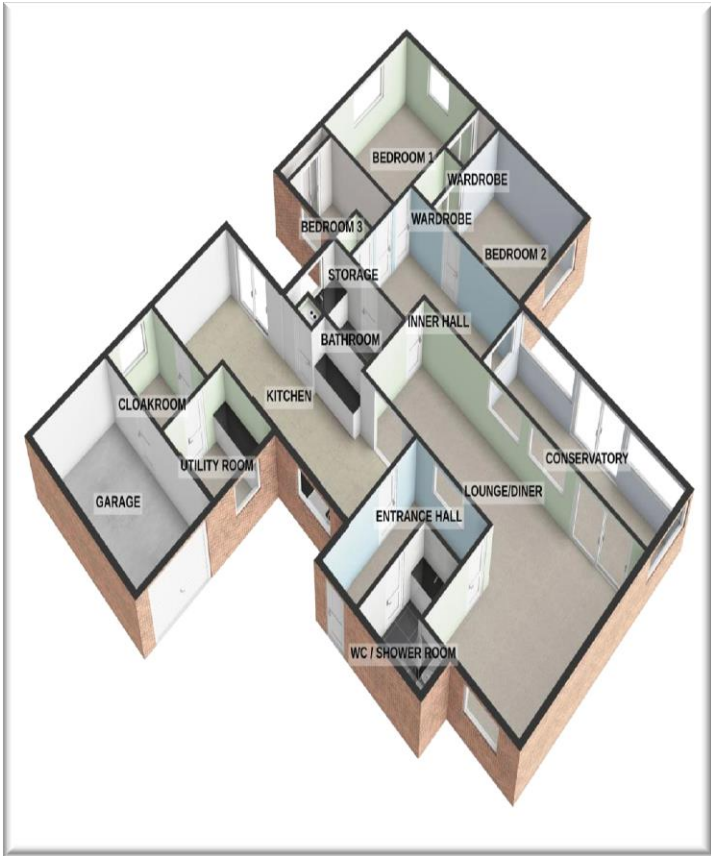
*“Ultimate Estate
Agency....From The Fox”*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Continue along the A559 leaving Northwich, reaching the cross roads, after the lights take a left onto School Lane, continue along then take a right onto Lodge Lane. Take the second left onto Landswood Park. Follow the road round and No.10 is located on the Right 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 - F
 - Parking Arrangements -Garage & Driveway
-



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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