



ROYAL FOX

... ultimate estate agency

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Key Features

- Fabulous Detached Home
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Improved Utility & Guest WC
- Private Rear Garden with Built in Features
- Open Plan Living
- Wealth of Natural Light
- Two Car Driveway



Main Description... **STUNNING DETACHED HOME - FIVE BEDROOMS - FAMILY BATHROOM & TWO EN-SUITES - EXCEPTIONAL OPEN PLAN LIVING - FREEHOLD ...** Royal Fox are very pleased to offer this spacious and immaculately presented five bedroomed detached property built by Barratt Homes in 2013 & located on a highly sought after development. No.4 has been lovingly maintained and improved upon by the current owners & offers fantastic open plan living space and a wealth of natural light into the home. Warmed by gas fired central heating (traditional system) and UPVC double glazed throughout, the property comprises briefly: Entrance Hall, Guest WC, Lounge, Kitchen/Diner with Sitting Room area and FULLY BUILT IN APPLIANCES, Enlarged Utility room & Integral Garage. To the first floor are five bedrooms with ENSUITE SHOWER ROOMS TO MASTER & BEDROOM TWO, in addition there is a family bathroom & access to a boarded loft. To the front is well maintained front lawn & two car driveway. The rear of the home boasts an EXCELLENT, PRIVATE REAR GARDEN with full width timber pergola erected over a quality stone flagged patio with BESPOKE BRICK BUILT SEATING AREA & BUILT IN LIGHTING. Lostock Gralam is a highly sought after area for it's transport links thanks to it's railway station, as well as ease for commuters to access the M6 & M56 motorways into Manchester, Liverpool & Chester. Northwich town centre is just two miles from the property with a large range of supermarkets, shops & services as well as multi screen Odeon Cinema. **THE FOX HIGHLY RECOMMENDS INTERNAL VIEWINGS ON THIS WONDERFUL FAMILY HOME.**

Property Information: Tenure, Freehold --- Service Charge, £103.54 PA, Reviewed Annually --- Council Tax Band, E --- EPC Rating, TBC --- Construction Type, Brick & Tile

Square Footage: 1,636 Sq ft Approx (152 Sq M)



4 Silverlea Road
Lostock Gralam Northwich

Offers In Excess Of
£440,000



Accommodation

Entrance Hall 17' 11" x 7' 3" (5.46m x 2.20m)

Guest WC 6' 0" x 3' 4" (1.83m x 1.02m)

Lounge 21' 5" x 10' 11" (6.52m x 3.32m)

Kitchen/Diner/Sitting Room 17' 6" x 27' 10" (5.33m x 8.49m)

Utility Room 9' 7" x 9' 5" (2.91m x 2.88m)

First Floor Landing 15' 6" x 10' 6" (4.73m x 3.2m)

Bedroom One 13' 11" x 10' 7" (4.25m x 3.22m)

Master En-Suite Shower Room 8' 0" x 5' 3" (2.43m x 1.59m)

Bedroom Two 12' 3" x 10' 6" (3.73m x 3.21m)

Bedroom Two En-Suite Shower Room 6' 4" x 5' 4" (1.94m x 1.62m)

Bedroom Three 12' 0" x 11' 0" (3.67m x 3.36m)

Bedroom Four 11' 0" x 11' 0" (3.35m x 3.36m)

Bedroom Five/Dressing Room 10' 2" x 7' 10" (3.10m x 2.4m)

Family Bathroom 6' 10" x 6' 4" (2.08m x 1.92m)





*“Put your property
in our hands...”*

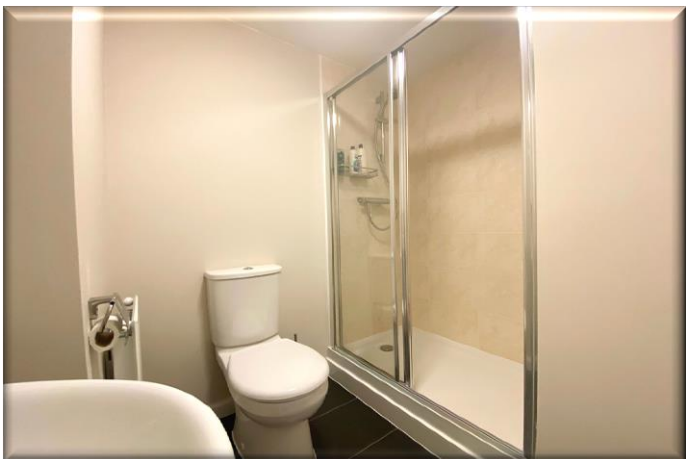


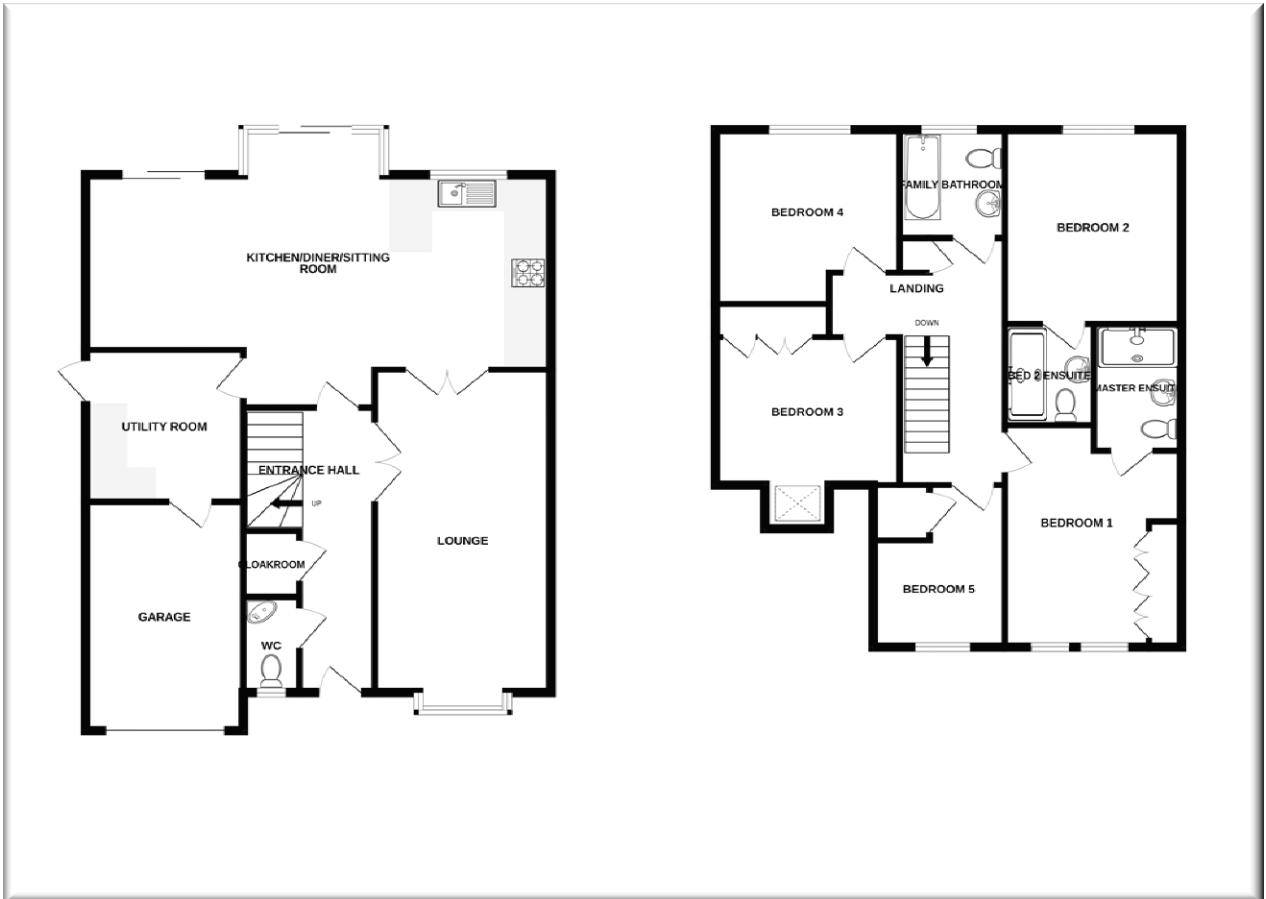
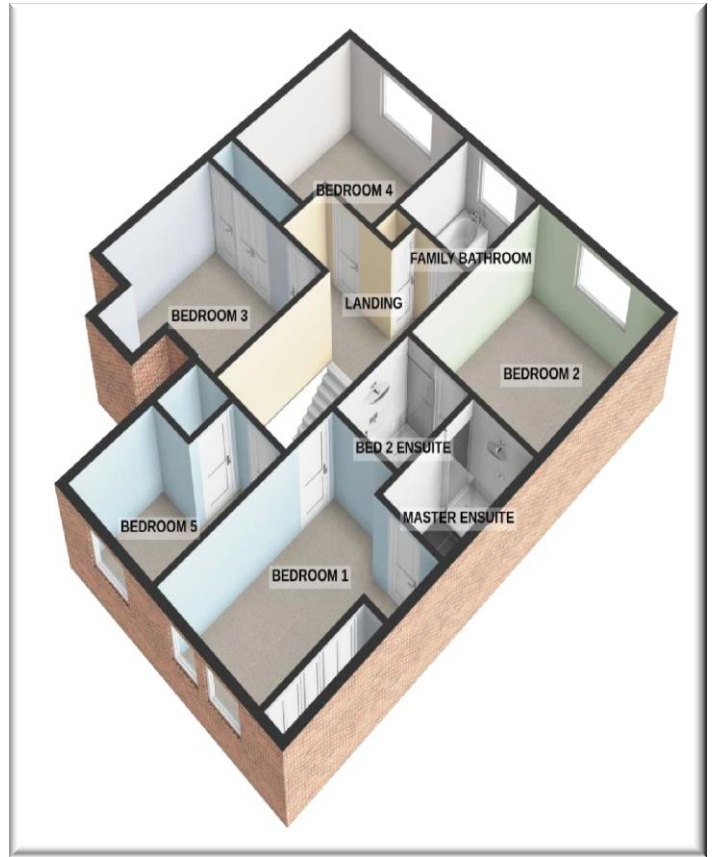
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
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Tel: 01606 44 0 44

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Directions

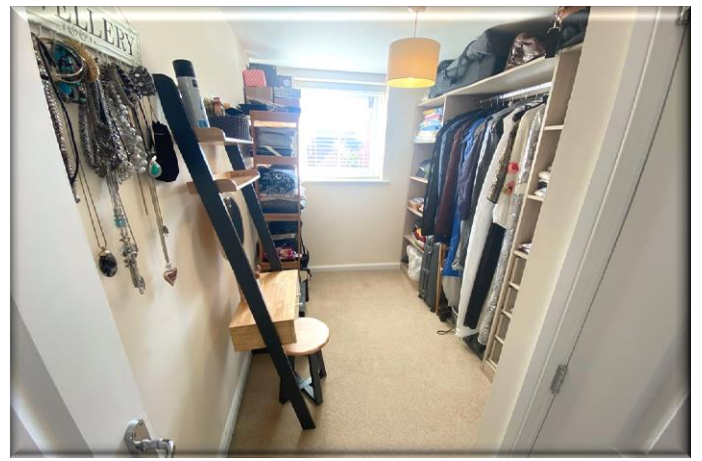
Continue along Manchester Road (A559) leaving Northwich. Turn right onto Wells Avenue. At the roundabout take the third exit onto Cheshire Avenue. Continue straight onto Silverlea Road & number four is located on the right hand side.

***“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 - E
- Parking Arrangements - Garage & Driveway





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	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.