



ROYAL FOX

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Key Features

- Modern Inner Town House
- Three Storey Accommodation
- Cul-De-Sac Position
- Integral Garage
- Three Bedrooms
- En-Suite & Guest WC
- Gas Central Heating
- UPVC Double Glazed
- Ideal Family Purchase



Main Description

MODERN INNER TOWN HOUSE - THREE STOREY ACCOMMODATION - VERY WELL PRESENTED THROUGHOUT - SOUGHT AFTER LOCATION. Royal Fox Estates are very pleased to offer to the open market this **THREE BEDROOM** modern family property that offers spacious and flexible accommodation. Enjoying a cul-de-sac position within the ever popular and highly sought after Kingsmead residential development the property stands in gardens to both the front and rear (rear not overlooked) and to the front is a driveway leading to a integral single garage. The accommodation set out over three levels features gas fired central heating, UPVC double glazed windows and comprises briefly: ground floor - reception hallway, guest WC, modern and well fitted family/sining kitchen with **BUILT IN APPLIANCES** and access to the rear garden, to the first floor is the family living room, main bedroom and en-suite. To the 2nd floor are two further bedrooms and a family bathroom/WC. Kingsmead development benefits from local amenities including shops for essential needs, a Tesco Express store, medical centre,,day nursery, reputable primary school and Sir John Deane's college. Northwich town centre is less than five minutes drive and provides a wide range of shopping facilities together with many national chain stores to include the new 'Barons Quay' development. Good access is afforded to the A556 with onward commutes to all the major North West commercial centres and both Manchester & Liverpool International Airports. **Internal viewings on this modern and very well appointed family home come highly recommended by the FOX.**

Property Information Approx Sq Footage - EPC Rating - C Freehold Construction - Brick Cavity/Tiled Roof Council Band - D Utilities - Mains - Gas, Electricity, Water (Meter) Sewerage Parking - Driveway & Garage



9 Wheelock Close
Kingsmead Northwich

Offers In Excess Of
£300,000



Accommodation

Reception Hallway 19' 9" x 6' 6" (6.03m x 1.97m)

Guest WC 5' 9" x 2' 11" (1.74m x 0.89m)

Family/Dining Kitchen 15' 1" x 14' 4" (4.61m x 4.36m)

First Floor Landing 9' 5" x 6' 6" (2.86m x 1.97m)

Living Room 15' 10" x 15' 5" (4.82m x 4.71m)

Bedroom One 11' 10" x 13' 5" (3.60m x 4.08m)

En-Suite 3' 8" x 8' 2" (1.13m x 2.50m)

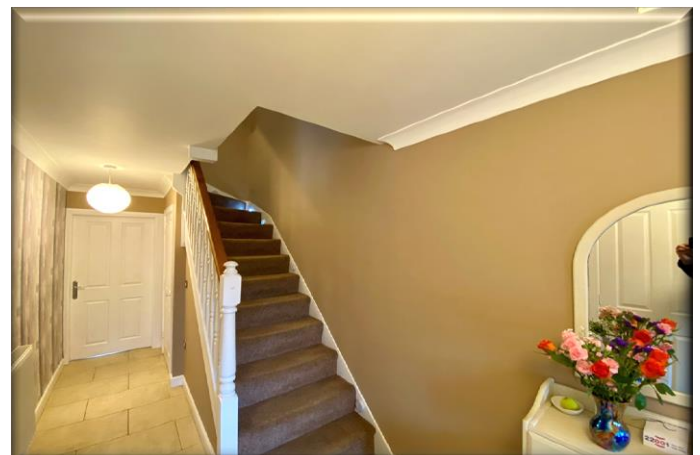
2nd Floor Landing 9' 5" x 6' 6" (2.87m x 1.97m)

Bedroom Two 10' 4" x 15' 3" (3.16m x 4.66m)

Bedroom Three 10' 1" x 13' 3" (3.08m x 4.05m)

Family Bathroom/WC 3' 6" x 8' 6" (1.07m x 2.58m)

Garage 17' 3" x 8' 4" (5.25m x 2.55m)





*“Put your property
in our hands...”*



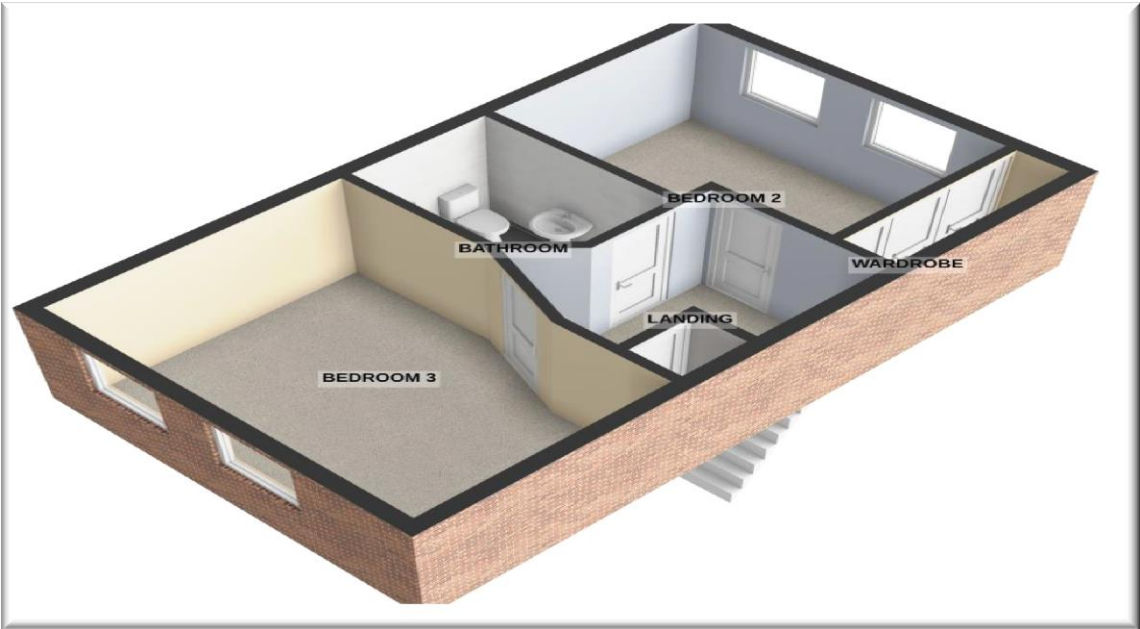
*“Ultimate Estate
Agency....From The Fox”*

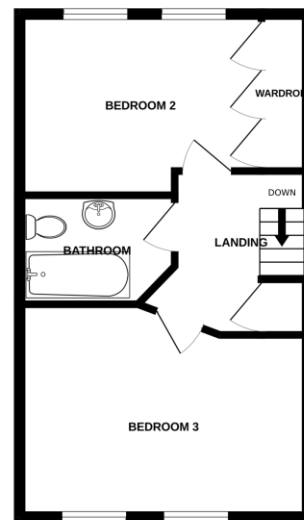
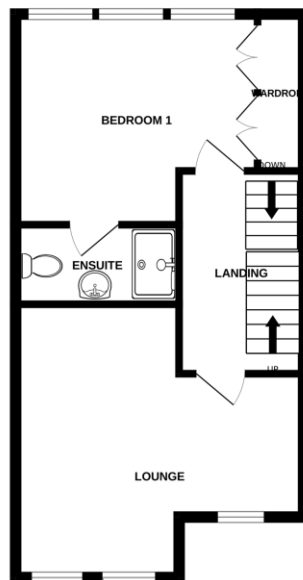
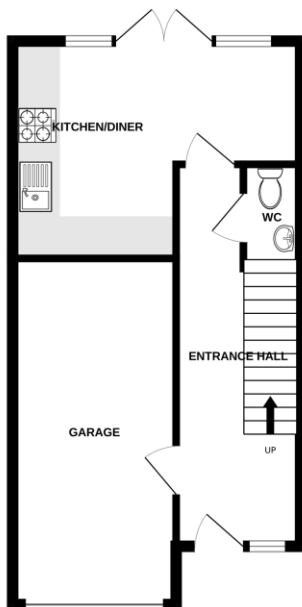
**Viewings : Northwich Office
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Directions

Travelling from Northwich Town Centre, proceed along Chester Way turning left into London Road. Continue along London Road, (passing Sir John Deane's College on the right) to the roundabout and turning right into Monarch Drive. Continue along Monarch Drive turning left into Sandbach Drive and turn right again into Wheelock Drive.

“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 - Driveway & Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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