



ROYAL FOX

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Key Features

- Modern Detached House
- Five Bedrooms
- Double Garage
- Conservatory
- Gas Central Heating
- UPVC Double Glazed
- Home Office/Gym
- Modern Kitchen
- En-Suite & Guest WC



Main Description ... MODERN DETACHED HOUSE - FIVE BEDROOMS - ATTACHED DOUBLE GARAGE - HOME OFFICE/GYM - CUL-DE-SAC POSITION - IDEAL FAMILY PURCHASE...

Royal Fox Estates are very pleased to offer to the open market this detached house of modern design offering ideal family accommodation. Improved by the present owner the accommodation benefits from gas fired central heating (combination system) and UPVC double glazed windows. The accommodation comprises briefly: reception hallway, guest WC, dual aspect lounge/diner, separate dining room, conservatory, quality modern fitted kitchen with **SPACE FOR RANGE-STYLE COOKER**, utility room, five first floor bedrooms, en-suite to the master bedroom and a family bathroom/WC. Outside is a double width driveway to the front leading to the attached double garage, to the rear is a private enclosed garden with a detached home office/gym. The property enjoys a more than convenient location for commuting with excellent access to the A556 Chester Road with onward routes to both the M6, M56 motorways & the A49. Having a small selection of local amenities and close to both primary and secondary schools, a much wider selection of larger shops/stores and supermarkets can be found in the market town of Northwich. The FOX highly recommends internal viewings.

Property Information Approx Sq Footage - 1768 - Approx Sq Mtr 164 Freehold Construction - Brick Cavity & Tile EPC Rating D Council Band - E Utilities - Mains Gas, Electric, Water (Meter) & Sewer Parking - Double Width Driveway & Attached Double Garage



23 Elizabethan Way
Rudheath Northwich

Offers In Excess Of
£350,000



Home Office/Gym

Room One - 3.01 x 2.85 m Room Two - 2.16 x 2.85 m

Accommodation

Reception Hallway 16' 1" x 6' 0" (4.90m x 1.83m)

Guest WC 6' 4" x 2' 11" (1.94m x 0.89m)

Lounge/Diner 22' 5" x 11' 11" (6.83m x 3.62m)

Dining Room 14' 1" x 9' 4" (4.30m x 2.85m)

Breakfast Kitchen 16' 10" x 9' 11" (5.14m x 3.02m)

Conservatory 11' 1" x 9' 3" (3.37m x 2.83m)

Utility Room 6' 5" x 5' 1" (1.95m x 1.54m)

First Floor Landing 3' 0" x 11' 10" (0.92m x 3.60m)

Bedroom One 12' 0" x 9' 7" (3.67m x 2.92m)

En-Suite 7' 3" x 4' 9" (2.20m x 1.44m)

Bedroom Two 9' 10" x 10' 0" (3.00m x 3.05m)

Bedroom Three 10' 2" x 7' 10" (3.11m x 2.38m)

Bedroom Four 7' 2" x 9' 3" (2.19m x 2.81m)

Bedroom Five 8' 10" x 5' 3" (2.69m x 1.59m)

Family Bathroom/WC 7' 1" x 6' 2" (2.17m x 1.87m)

Double Garage 17' 1" x 17' 1" (5.20m x 5.20m)





*“Put your property
in our hands...”*



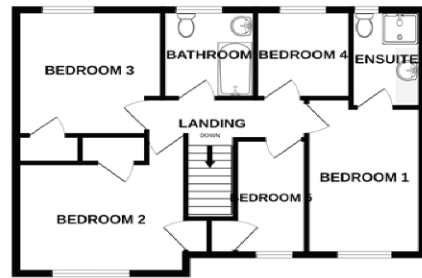
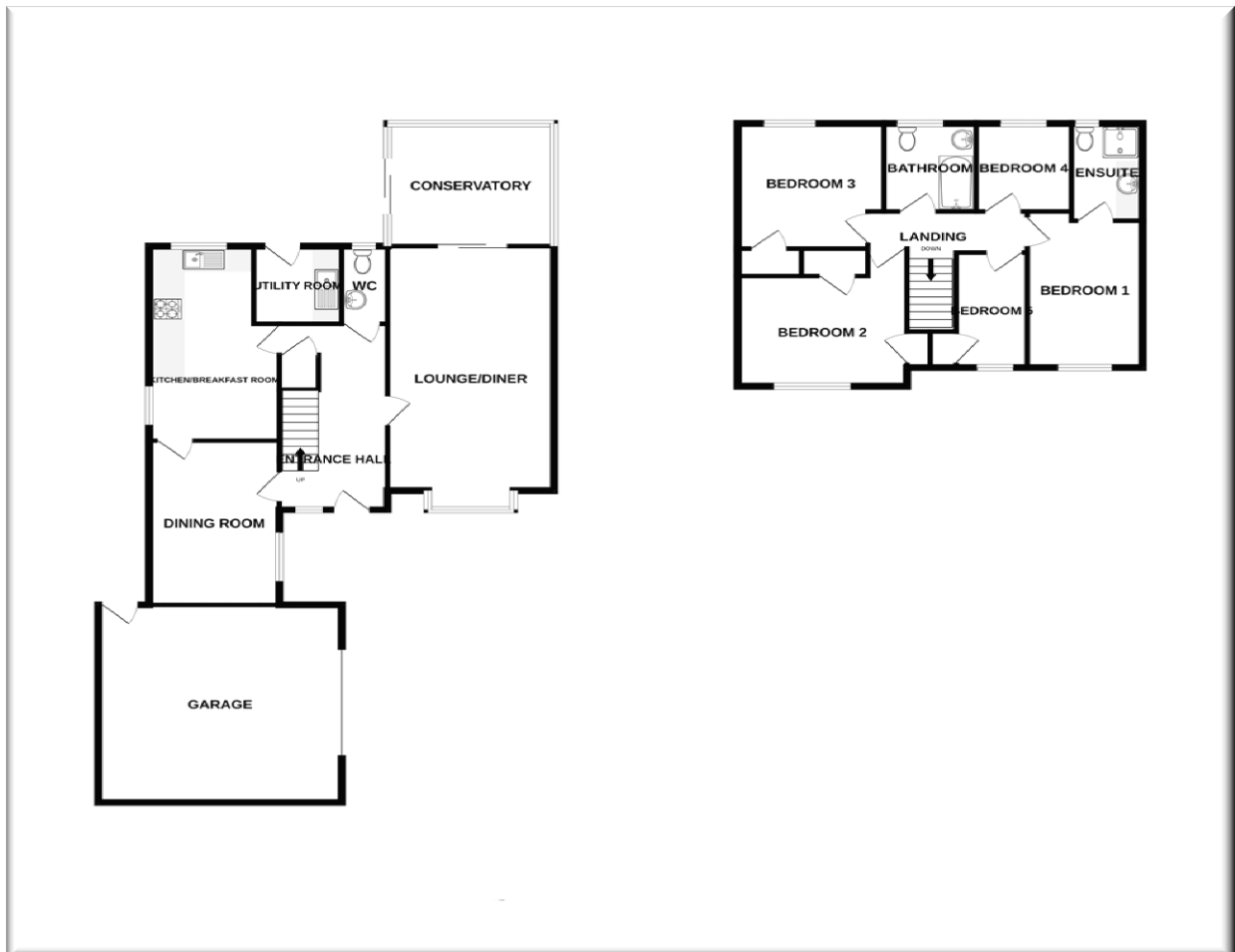
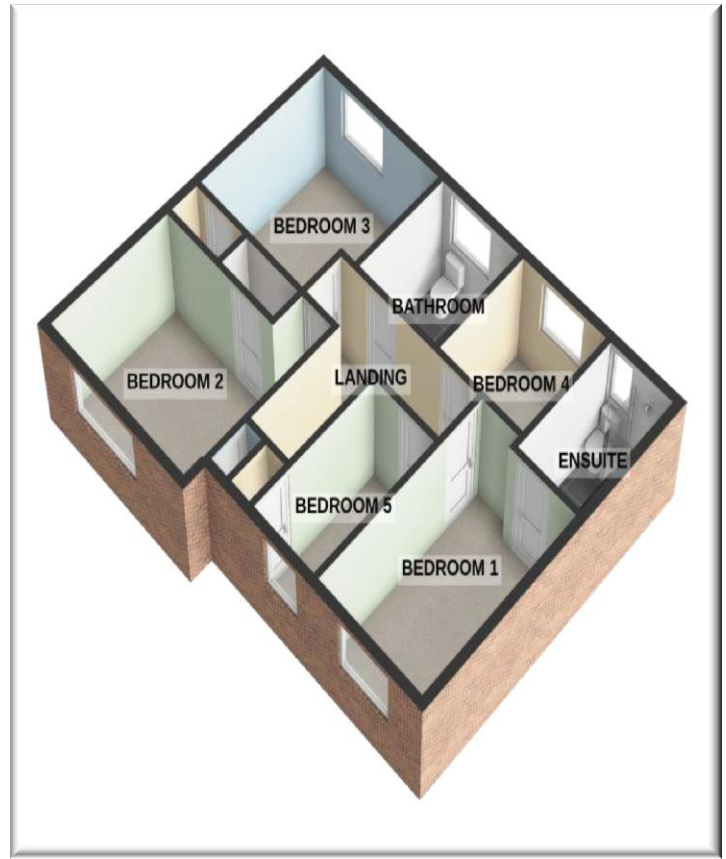
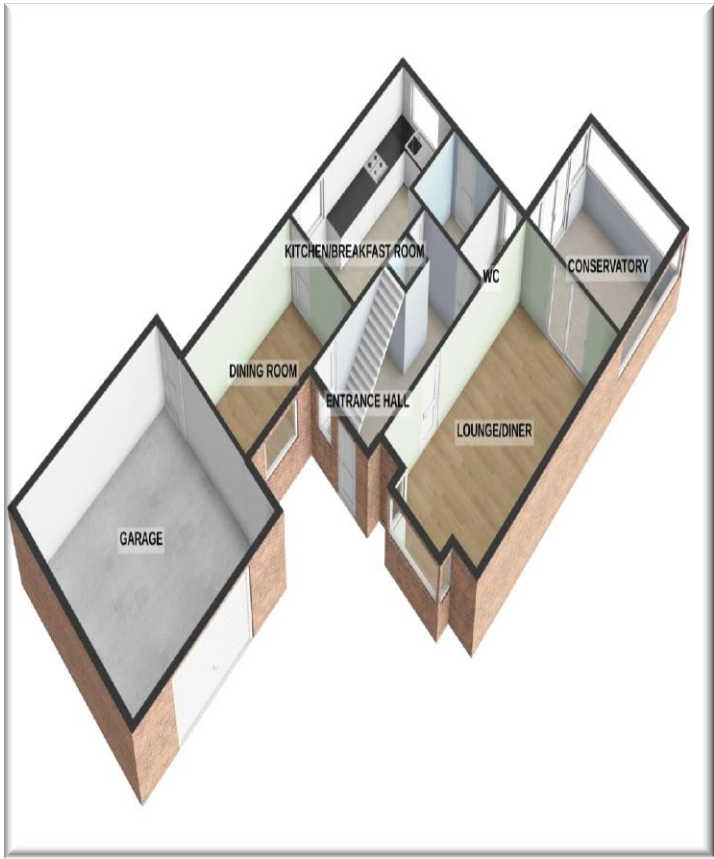
*“Ultimate Estate
Agency....From The Fox”*

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

e: info@royalfox.co.uk







Directions

From Northwich leave along Chester Way in the direction of Northwich Railway Station. At the roundabout turn right onto Station Road and proceed to the traffic lights. Proceed straight on into Middlewich Road and carry on to the end. At the T junction with King Street turn right. Turn right again into School Road North turn first left onto Elizabethan Way.

***“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 - Driveway & Double Garage



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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