



ROYAL FOX

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Key Features

- Modern Detached Home
- 'Appleton 2' Design
- Four Bedrooms
- Beautifully Appointed
- En-Suite & Guest WC
- Converted Garage
- Landscaped Rear Garden
- Gas Central Heating
- Sought After Development



Main Description ... BEAUTIFULLY APPOINTED DETACHED - FOUR BEDROOMS - CONVERTED GARAGE - MUCH IMPROVED BY PRESENT OWNERS - ATTRACTIVE GARDENS - WALK IN CONDITION....

Royal Fox Estates are very pleased to bring to the market this impeccable modern detached house built by Morris Homes to the 'Appleton 2' design. Enjoying a cul-de-sac position the property stands in very attractive gardens with a double width driveway to the front. The accommodation features gas fired central heating, UPVC double glazed windows and comprises briefly: entrance hall, snug/playroom/home office (originally part of the garage) lounge with double doors leading to the spacious family dining kitchen with quality units and **BUILT IN APPLIANCES**, utility room, guest WC, four first floor bedrooms, en-suite to the main bedroom and an additional family bathroom/WC. Winnington village affords easy access to both the A556 and A49 with onward links to the M56/6 motorway network with onward travel to Manchester, Chester, Warrington, Liverpool and Manchester International Airport. Outdoor and leisure activities to include Moss Farm sports complex, the famous Anderton boat lift and the picturesque Marbury Park Country Estate are all within a five minute car journey. The market town of Northwich is around 2 miles away and provides an excellent selection of local shops, larger stores and supermarkets. **Internal viewings on this excellent modern family home come highly recommended by the FOX.**

Property Information Approx Sq Footage - 1299 - 120.8 Sq mtr Construction - Brick Cavity & Tile Leasehold - 999 years from 2014 Ground rent £500 p.a Service charge £7.54 p.c.m - reviewed each April EPC Rating - Band B Council Band E Parking - Double Width Driveway



1 Austin Drive
Winnington Village Northwich

Offers in Excess of
£330,000



Accommodation

Entrance Hall 13' 0" x 4' 4" (3.93m x 1.31m)

Snug/Playroom/Home Office 10' 2" x 7' 7" (3.10m x 2.31m)

Lounge 16' 9" x 11' 2" (5.11m x 3.40m)

Family/Dining Kitchen 13' 3" x 17' 2" (4.04m x 5.23m)

Utility Room 6' 2" x 5' 8" (1.88m x 1.73m)

Guest WC 2' 10" x 6' 5" (0.86m x 1.96m)

First Floor Landing 9' 8" x 10' 6" (2.94m x 3.21m)

Bedroom One 14' 9" x 10' 3" (4.50m x 3.12m)

En-Suite 4' 0" x 7' 5" (1.22m x 2.26m)

Bedroom Two 11' 9" x 8' 6" (3.58m x 2.59m)

Bedroom Three 10' 1" x 7' 5" (3.07m x 2.26m)

Bedroom Four 9' 9" x 8' 8" (2.97m x 2.64m)

Family Bathroom/WC 6' 6" x 6' 5" (1.98m x 1.96m)





*“Put your property
in our hands...”*



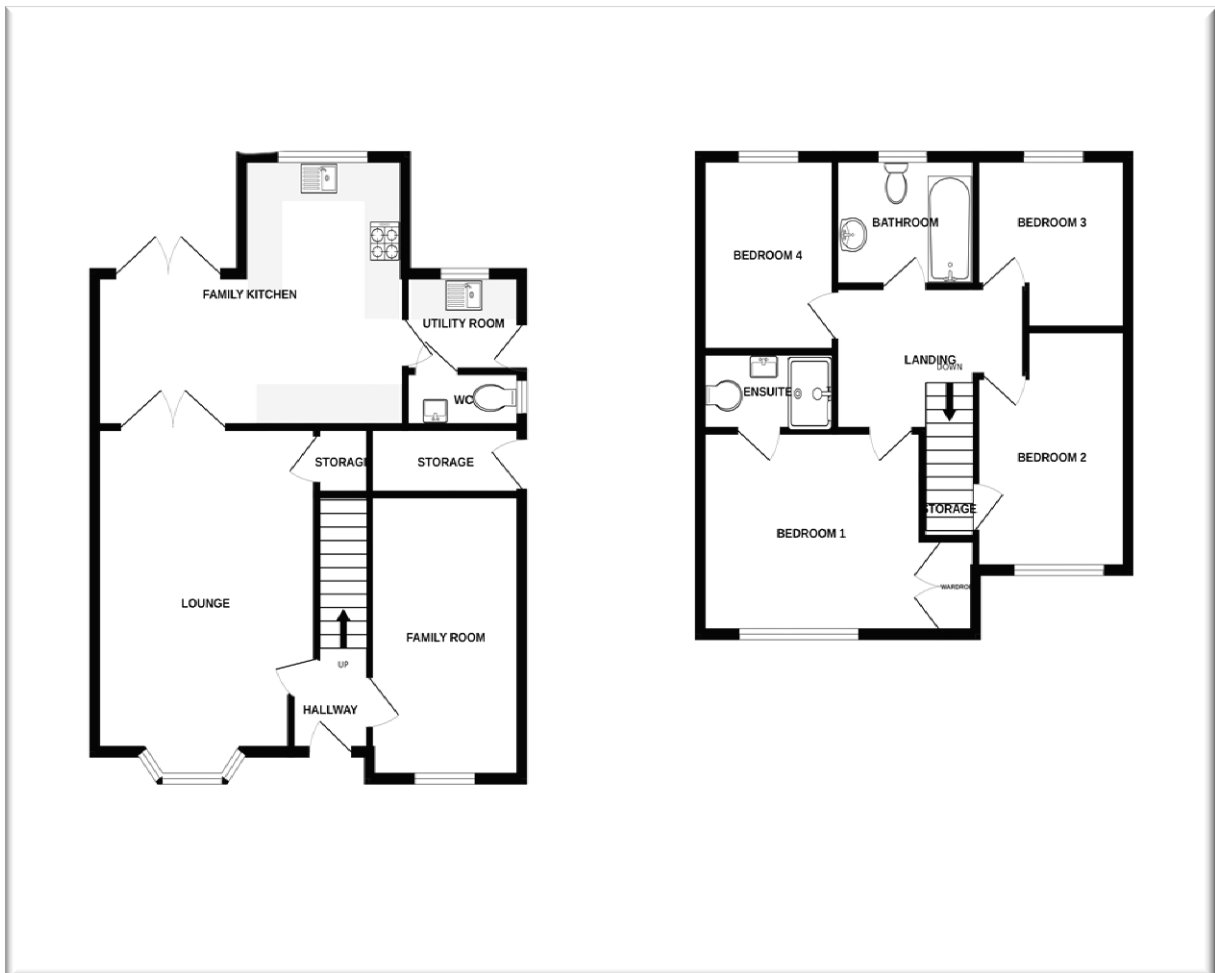
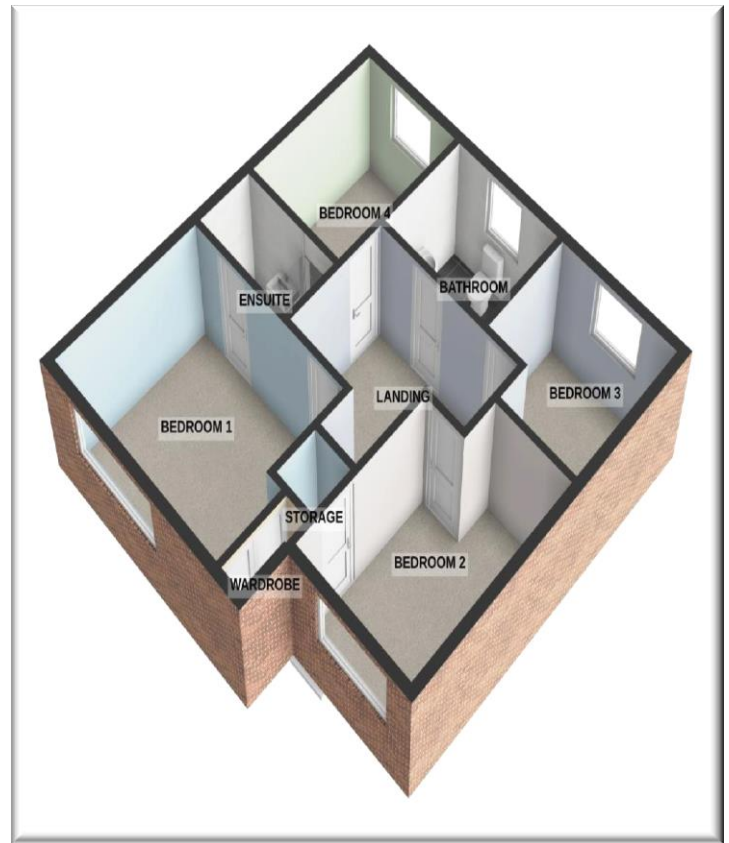
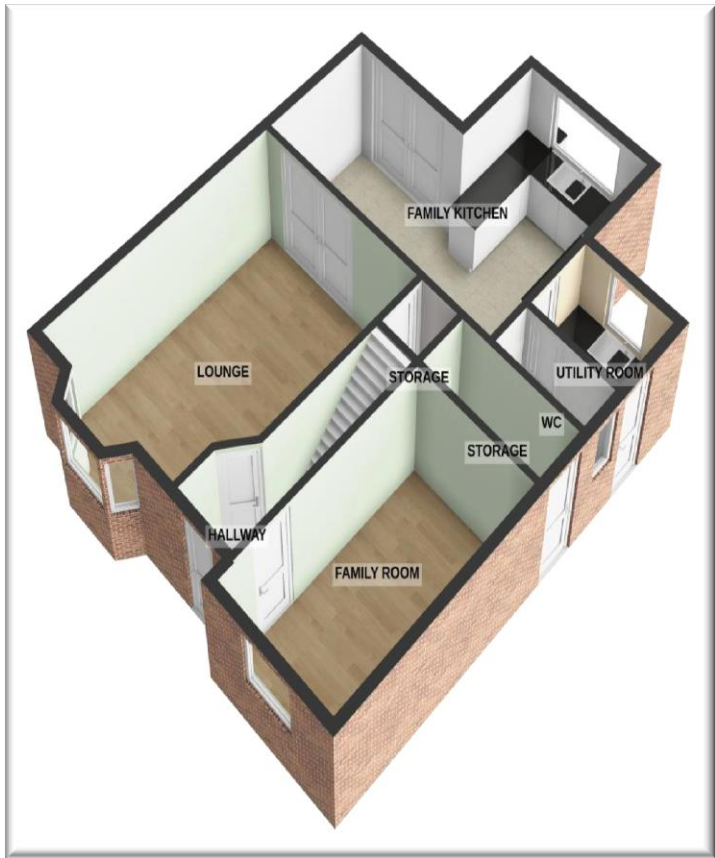
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
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Directions

From Northwich centre leave along the A533 Winnington Lane towards Barnton. Pass the petrol station on the left and at the set of traffic lights go straight on. Go down the hill to the next traffic lights and turn left into Winnington Avenue. Pass the Morris Home site office and turn first right onto Armitage Drive. At the T junction turn left and take the first left into Austin 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 - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter) Main Sewer
- Council Tax Banding - E
- Parking Arrangements - Driveway





[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 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.