



# ROYAL FOX

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## Key Features

- Beautifully Appointed Detached
- Waterside Position
- Four Bedrooms
- Attractive Conservatory
- Quality Fitted Kitchen
- Converted Garage
- Superb family Purchase
- En-Suite & Wet Room/ WC
- Landscaped Gardens



## Main Description

**STUNNING MODERN DETACHED - FOUR BEDROOMS - WATERSIDE POSITION - CONVERTED GARAGE - LANDSCAPED GARDENS - PRIVATE MOORING - IMMACULATE THROUGHOUT.....**Royal Fox Estates are very pleased to offer to the open market this much improved detached house of modern design located within a highly sought after residential area. The property features gas fired central heating, UPVC double glazed windows and comprises briefly: reception hallway, study/TV room (formally the garage) wet room/WC, lounge, separate dining room, large conservatory, quality fitted kitchen with **BUILT IN APPLIANCES**, utility room, four first floor bedrooms, en-suite and family bathroom/WC Outside is a double width driveway with parking for two vehicles, side gated access leading to the very attractive and landscaped rear garden with patio areas, lawn, secluded spot with hot tub (included) numerous garden stores and the jewel in the crown a 60 ft timber decked patio area adjacent to the Trent & Mersey canal (with reduced mooring rates) 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** Freehold Approx Sq Ft 1263 (132 Sq M) - Construction - Brick Cavity/Tiled Council Band - E EPC Rating - D Services Connected - Mains Gas, Electric, Water (Meter) Sewage Parking - Driveway



15 Wyche Close  
Rudheath Northwich

Guide Price  
**£395,000**



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## Accommodation

**Reception Hallway** 11' 1" x 6' 6" (3.38m x 1.99m)

**Study/TV Room** 12' 4" x 7' 9" (3.77m x 2.36m)

**Wet Room/WC** 6' 3" x 6' 1" (1.91m x 1.86m)

**Lounge** 15' 9" x 11' 3" (4.80m x 3.42m)

**Dining Room** 8' 11" x 8' 11" (2.73m x 2.73m)

**Conservatory** 12' 9" x 17' 0" (3.88m x 5.19m)

**Breakfast Kitchen** 8' 11" x 15' 5" (2.73m x 4.70m)

**Utility Room** 5' 0" x 6' 2" (1.53m x 1.88m)

**First Floor Landing** 5' 8" x 10' 0" (1.72m x 3.05m)

**Bedroom One** 10' 1" x 14' 8" (3.07m x 4.47m)

**En-Suite** 4' 11" x 7' 9" (1.49m x 2.37m)

**Bedroom Two** 16' 9" x 9' 10" (5.10m x 3.00m)  
Reducing in width 2.36m

**Bedroom Three** 10' 5" x 8' 10" (3.18m x 2.69m)  
Measured to wardrobe

**Bedroom Four** 9' 6" x 7' 10" (2.90m x 2.40m)

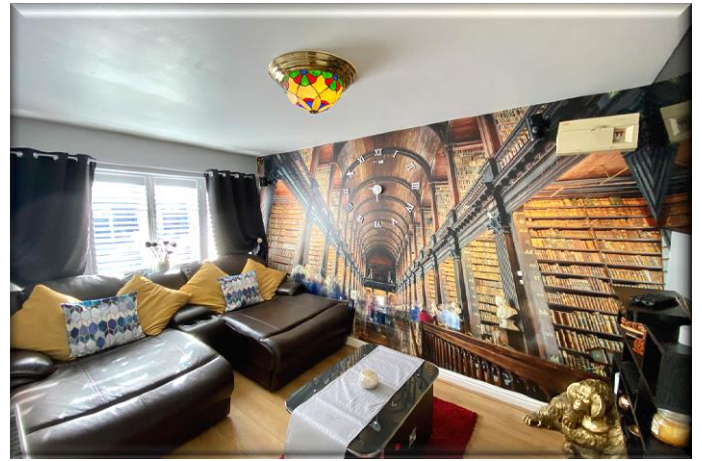
**Family Bathroom/WC** 5' 6" x 7' 6" (1.68m x 2.28m)







*“Put your property  
in our hands...”*



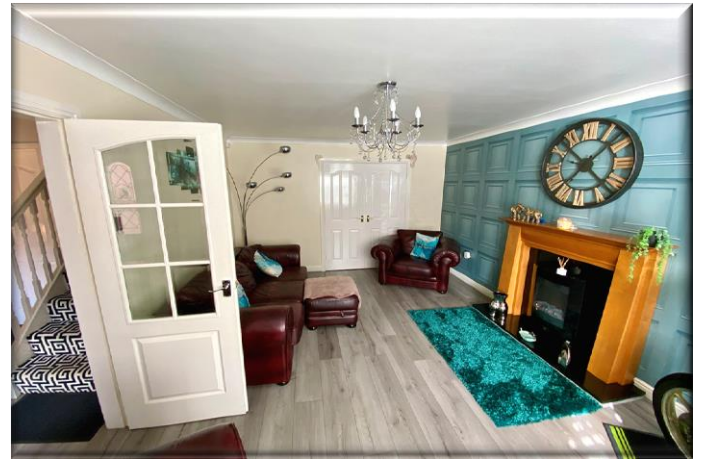
*“Ultimate Estate  
Agency....From The Fox”*

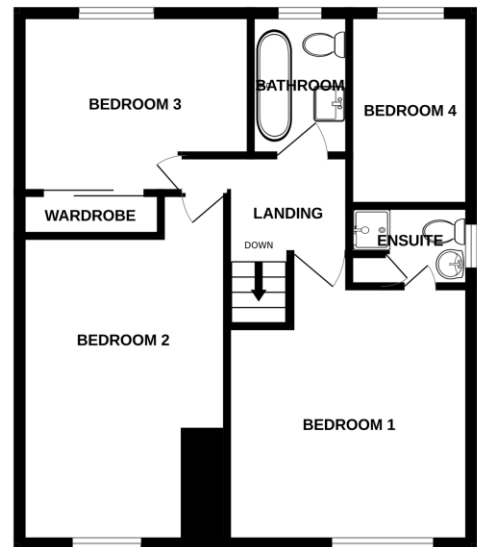
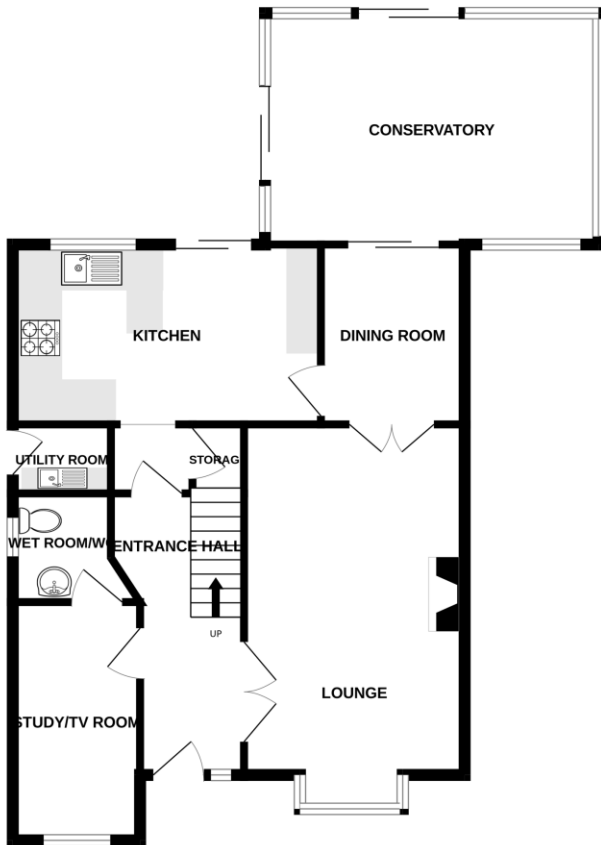
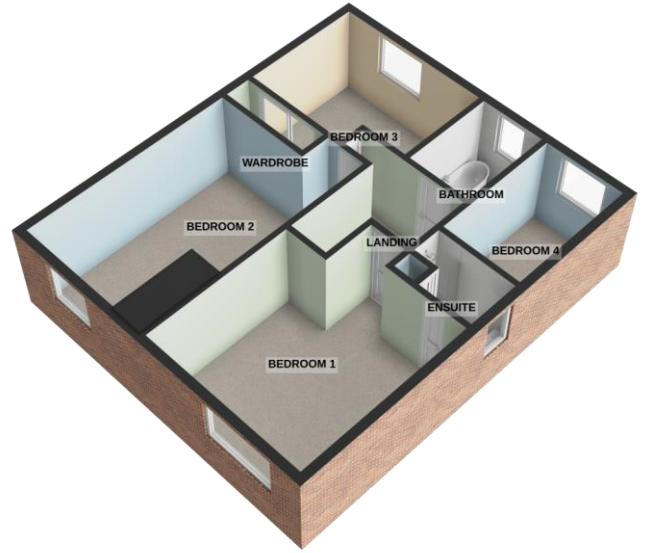
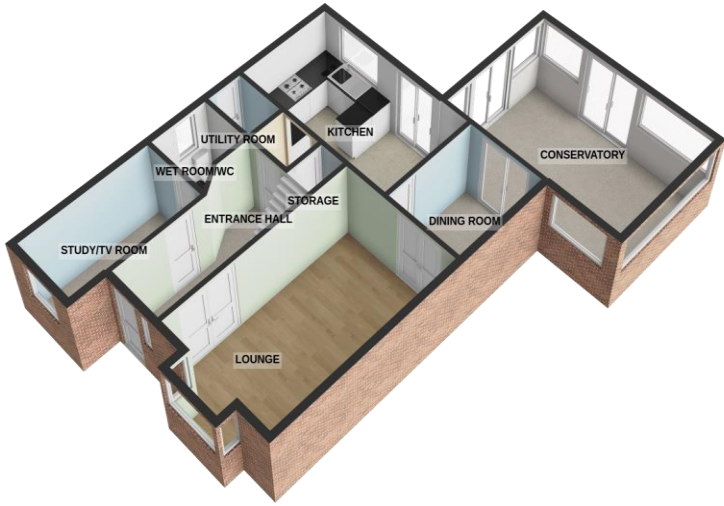
Viewings : Northwich Office  
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Tel: 01606 44 0 44

e: [info@royalfox.co.uk](mailto: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 right onto Wyche Close.

***“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







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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	67 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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