



ROYAL FOX

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Key Features

- Modern End Town House
- Two Bedrooms
- Ideal Starter Home
- Conservatory
- Wooded Aspect
- Gas Central Heating
- Two Car Driveway
- UPVC Double Glazed
- Private Rear Garden



Main Description ... FIRST TIME BUYERS TAKE A PEEP - MODERN END TOWNHOUSE - TWO BEDROOMS - CONSERVATORY - WOODED ASPECT - TWO CAR DRIVEWAY.... Royal Fox Estates are very pleased to offer to the open market this end townhouse of modern design (one of three) tucked away in the corner of a small and highly sought after residential development. The property benefits from a two car driveway, private rear garden with wooded aspect, gas fired central heating (combination system) and UPVC double glazed windows. The accommodation comprises briefly: reception hallway, guest WC, lounge, modern fitted breakfast kitchen with BUILT IN APPLIANCES, very attractive conservatory, two first floor bedrooms and a modern combined bathroom/WC. The property is conveniently located and is within a 5 minute car journey from Northwich town centre where an excellent range of local amenities and services can be found to include the 'Barons Quay' development to include the multi-screen Odeon cinema complex. Internal viewings on this property come highly recommended by the FOX.

- Freehold Approx Sq Ft - 683 - Sq Mt 63.4
- Construction - Brick Cavity /Tiled
- Council band - B
- EPC - D
- Services - Main - Gas, Electric, Water (Meter), Sewer
- Parking - Two Car Driveway



29 Hollybank Close
Winnington Northwich

Guide Price
£185,000



Accommodation

Entrance Hall 6' 2" x 3' 2" (1.89m x 0.96m)

Guest WC 6' 2" x 3' 0" (1.89m x 0.91m)

Lounge 12' 6" x 13' 8" (3.80m x 4.17m)

Breakfast Kitchen 8' 2" x 13' 8" (2.49m x 4.17m)

Conservatory 9' 5" x 12' 8" (2.86m x 3.86m)

First Floor Landing 3' 10" x 6' 4" (1.18m x 1.92m)

Bedroom One 10' 10" x 10' 4" (3.31m x 3.16m)
Increasing to 3.52m

Bedroom Two 9' 9" x 7' 1" (2.97m x 2.17m)

Bathroom/WC 5' 6" x 6' 3" (1.68m x 1.90m)





*“Put your property
in our hands...”*



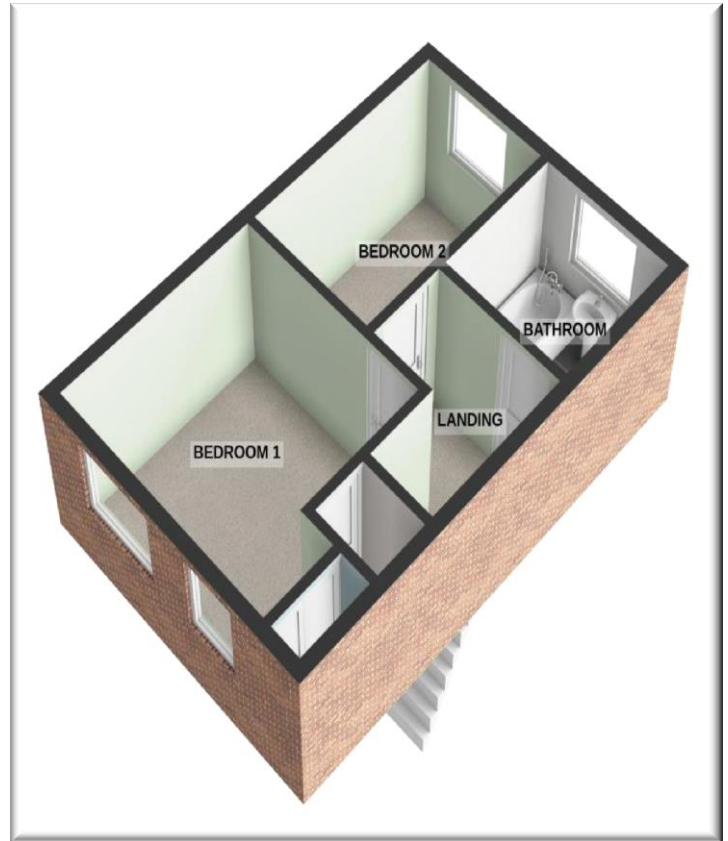
*“Ultimate Estate
Agency....From The Fox”*

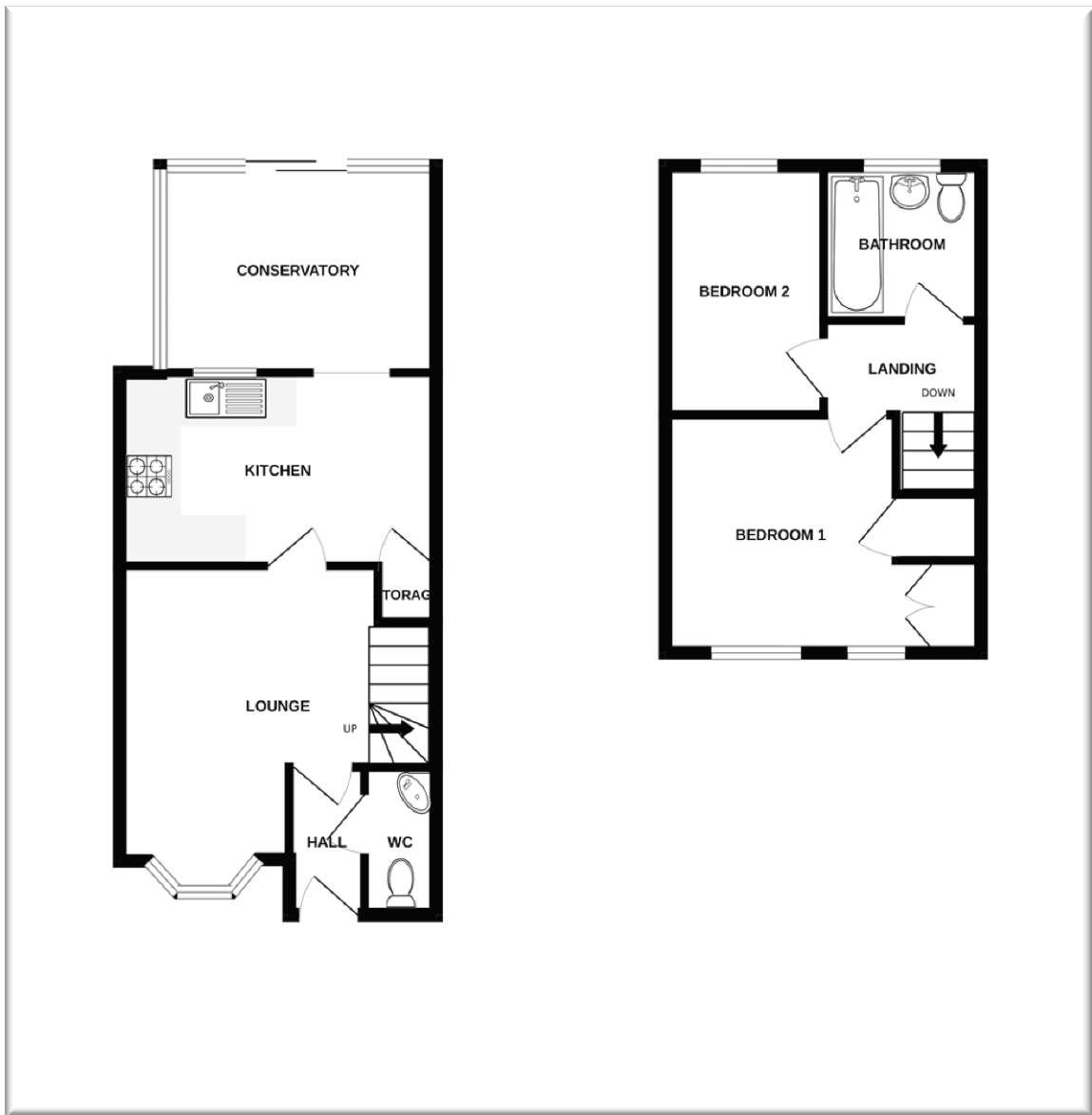
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Travelling along the A533 Winnington Lane turn right into Park Road then follow the road round into Hollybank 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 - B
- Parking Arrangements - Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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