



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

£180,000



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...”***



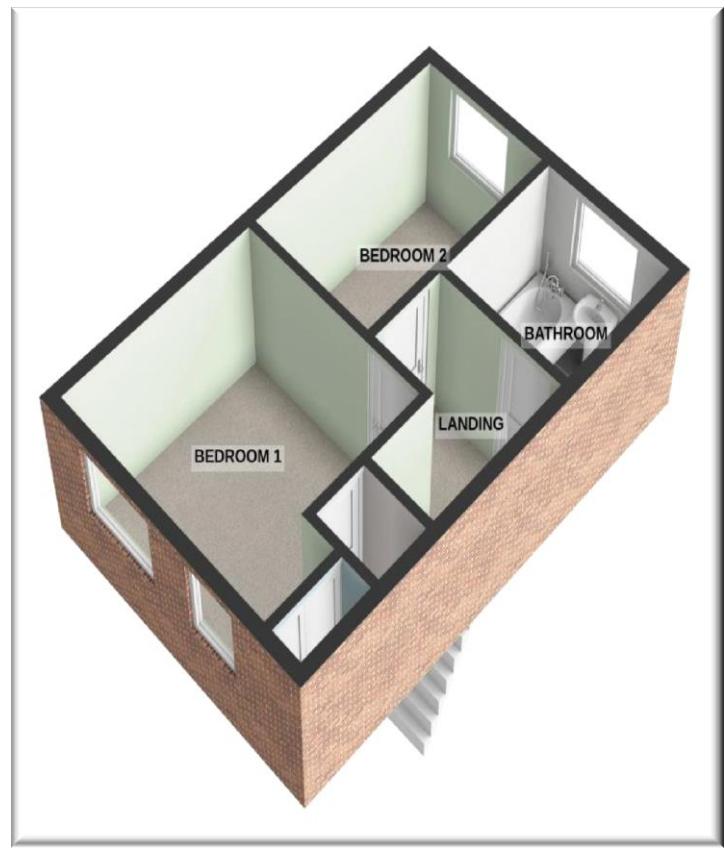
***“Ultimate Estate
Agency....From The Fox”***

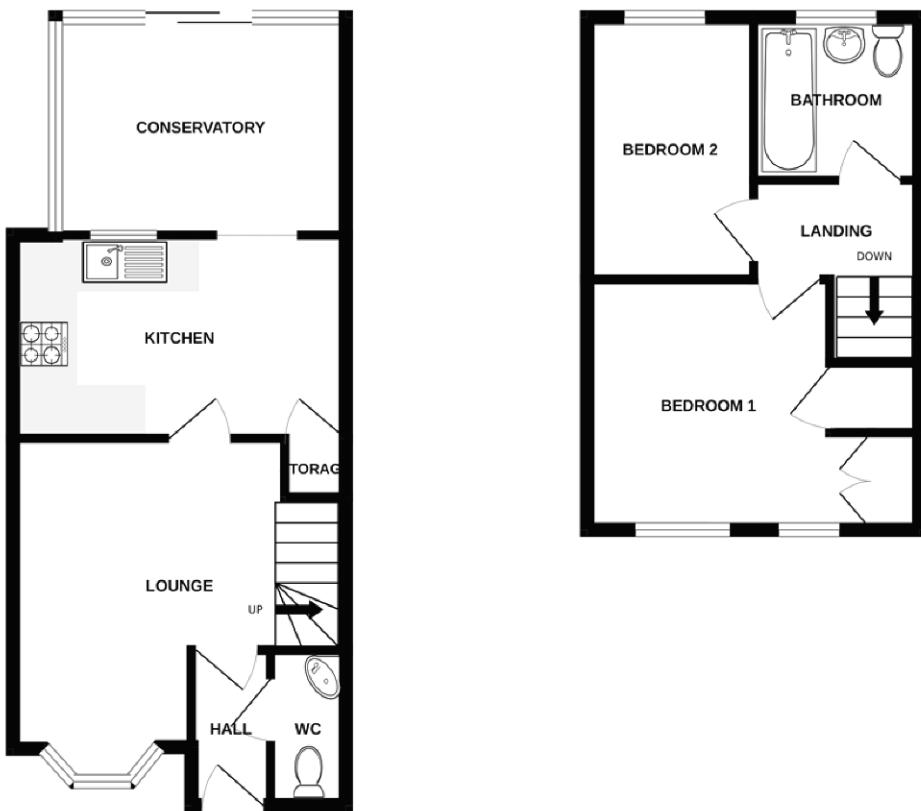
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

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:

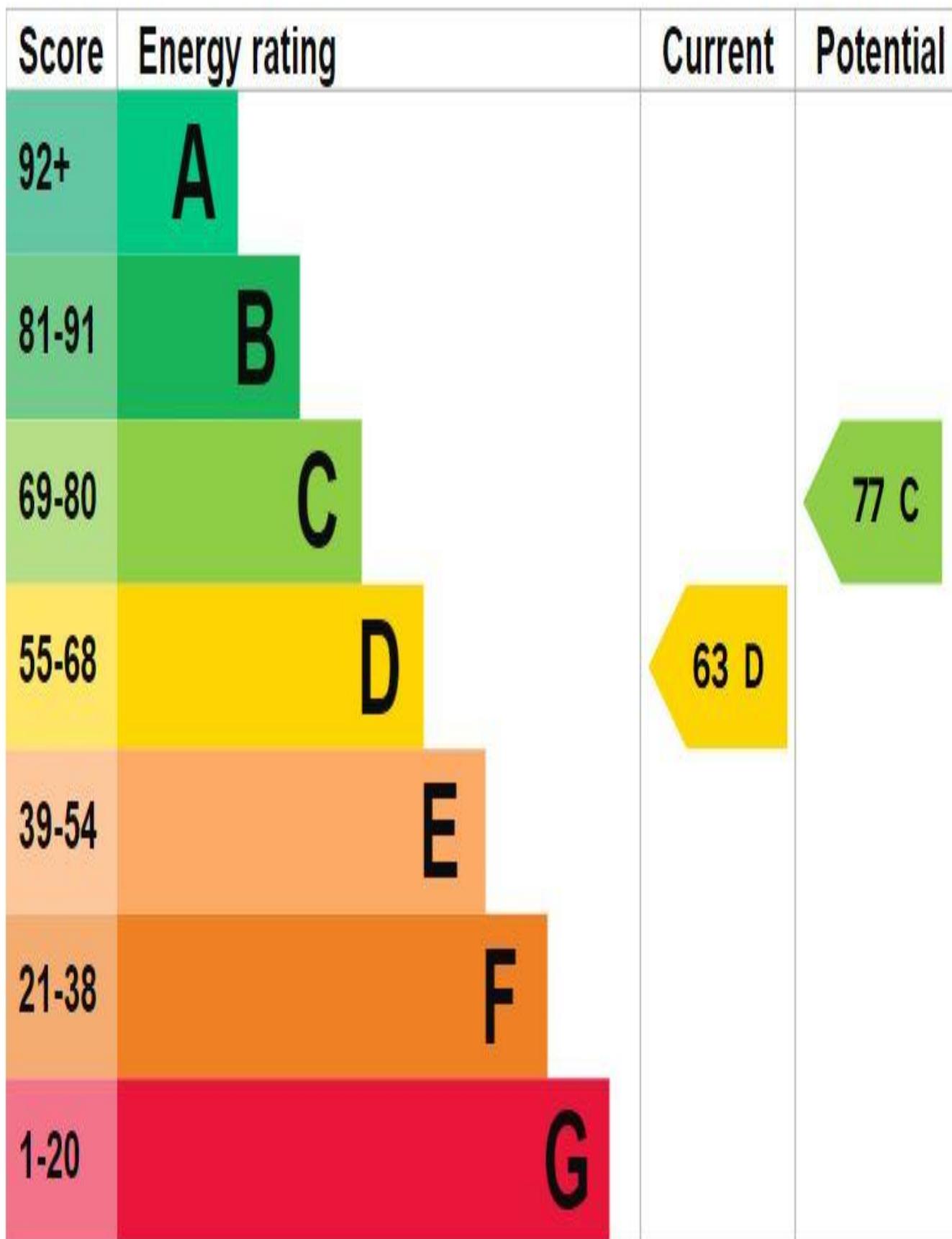
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The Fox's Insight

- 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





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