



ROYAL FOX

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Key Features

- Modern Detached House
- NO CHAIN
- Three Bedrooms
- Gas Central Heating
- UPVC Double Glazed
- Single Garage
- En-Suite To Master
- Private Gardens
- Cul-De-Sac Location



Main Description

NO ONWARD CHAIN - MODERN DETACHED HOUSE - THREE BEDROOMS - SOUTH FACING REAR GARDEN - POTENTIAL TO ADD VALUE - CUL-DE-SAC POSITION - GARAGE & GARDENS - IDEAL FAMILY PURCHASE.....Royal Fox Estates are very pleased to offer to the open market this detached house of modern design situated within a very popular residential development. The property built by Barratt Homes circa 2002 provides gas fired central heating and UPVC double glazed windows. With excellent potential to add value the accommodation comprises briefly: entrance hallway, lounge, dining room, fitted kitchen, utility room, guest WC, three first floor bedrooms, en-suite and family bathroom/WC. Outside is a double width driveway leading to an integral single garage having up and over door, power and lights. To the rear is a south facing private enclosed garden laid to lawn with patio area. The property affords good access to the market town of Northwich where many amenities and services can be found to include the 'Barons Quay' development and Odeon multi-screen cinema complex. Winnington affords excellent access to Marbury Country Park & Moss Farm for leisure activities and the A49 which gives onward links to the A556 Chester Road and M56 motorway. For internal viewings on this excellent family home please contact our Northwich office.

Property Information Approx Sq Ft - 939 - Sq m - 87.3 Leasehold - 999 Years From 2002 - (977 Remaining) Ground Rent - £118.00 pa. Council Band - D EPC Rating - D Construction - Brick Cavity/Tiled Services - Mains - Gas - Electric - Water (Meter) - Sewer Parking - Driveway & Garage



21 Elmridge Way
Winnington Northwich

Offers in Excess of
£265,000



Accommodation

Entrance Hall 6' 9" x 4' 0" (2.05m x 1.21m)

Lounge 13' 4" x 10' 8" (4.07m x 3.25m)

Dining Room 8' 2" x 8' 4" (2.49m x 2.54m)

Kitchen 8' 1" x 8' 11" (2.47m x 2.71m)

Utility 4' 10" x 5' 0" (1.48m x 1.53m)

Guest WC 3' 0" x 5' 0" (0.91m x 1.53m)

Garage 15' 3" x 8' 9" (4.66m x 2.66m)

First Floor Landing 3' 1" x 7' 4" (0.94m x 2.23m)

Master Bedroom 12' 0" x 8' 9" (3.66m x 2.66m)

En-Suite 5' 2" x 8' 9" (1.57m x 2.66m)

Bedroom Two 11' 8" x 10' 8" (3.56m x 3.25m)

Bedroom Three 10' 1" x 6' 3" (3.07m x 1.91m)

Family Bathroom/WC 6' 9" x 5' 8" (2.07m x 1.72m)





*“Put your property
in our hands...”*



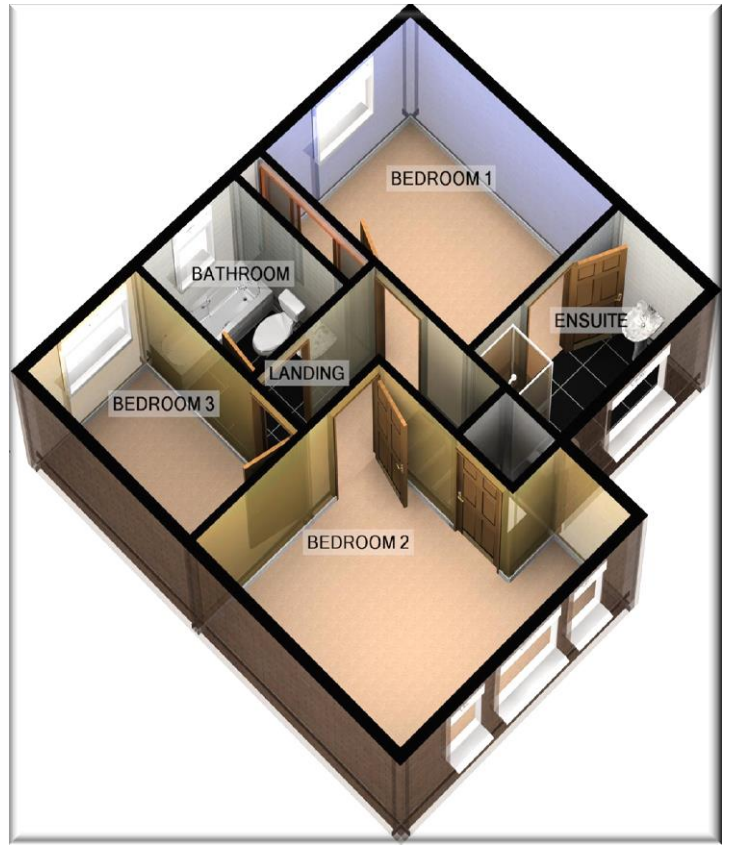
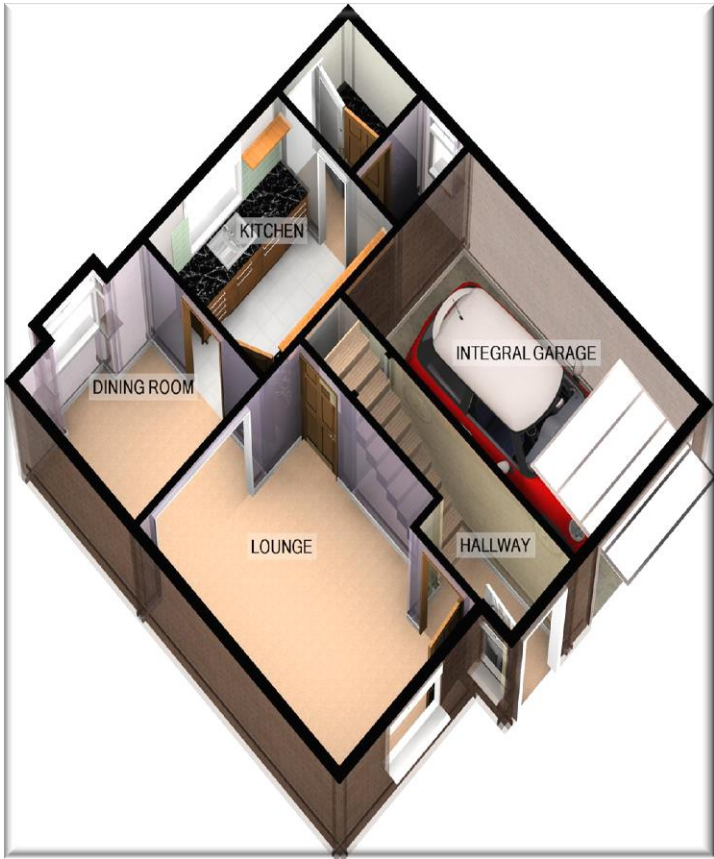
*“Ultimate Estate
Agency....From The Fox”*

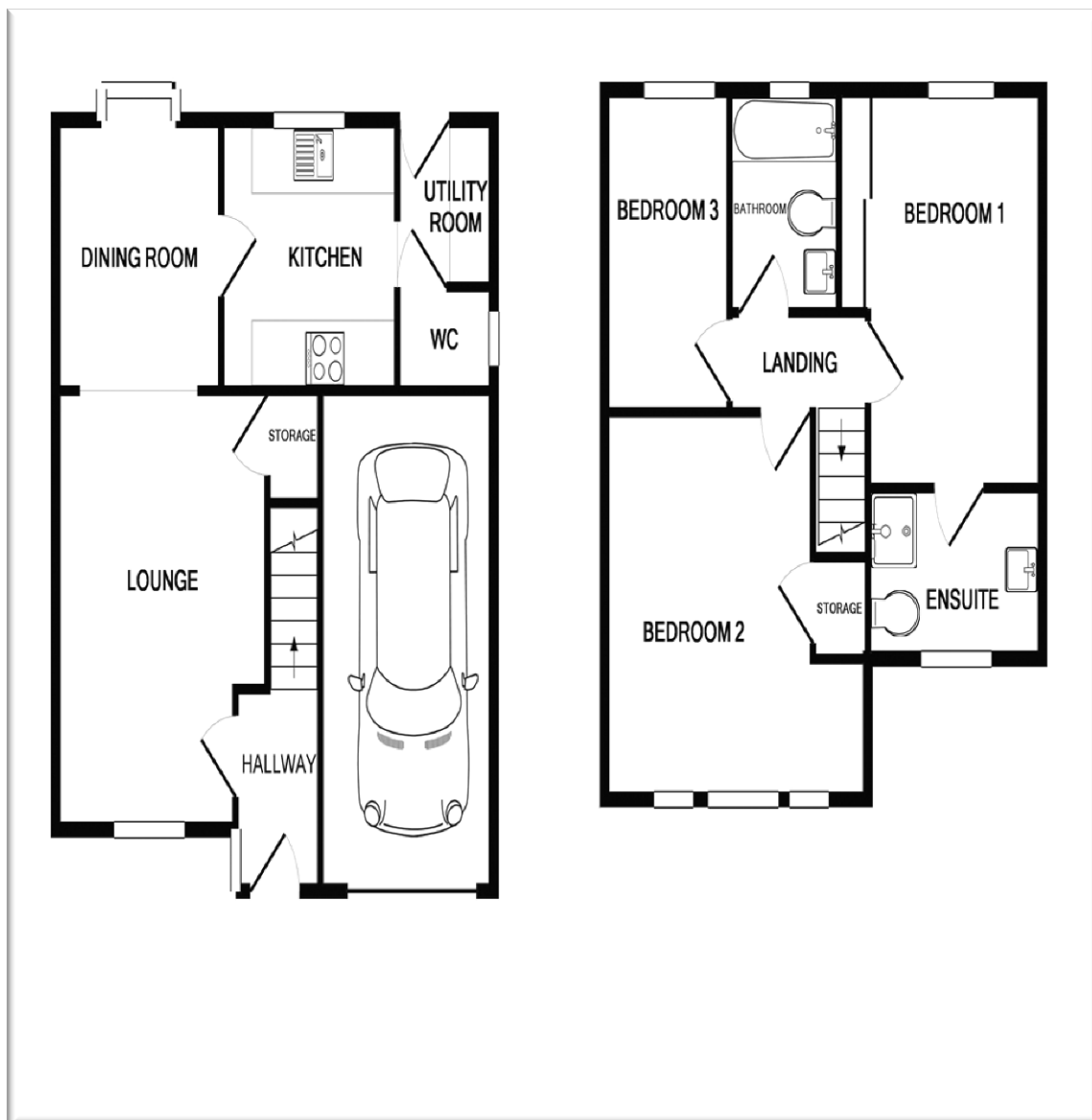
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along the one way system towards Hartford. Cross over the bridge and at the traffic lights turn right as going back towards Northwich centre. At the junction turn left into Winnington Lane and proceed up the hill. Pass the petrol station on your right hand side, carry on a little further and at the traffic lights proceed straight on turning left into Burnside Way. Turn left again into Elmridge Way and left again, number 21 is located on the right hand side.

“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 - D
- Parking Arrangements - Driveway & Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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.