



ROYAL FOX

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Key Features

- Stunning Period Home
- Five Bedrooms
- Covered Entertaining Area
- En-Suite
- Large Integral Garage
- Office/Gym
- Three Reception Rooms
- Attic Room
- Close To Anderton Boat Lift



Main Description

IMPOSING PERIOD PROPERTY - BEAUTIFULLY PRESENTED - FIVE BEDROOMS - LARGE INTEGRAL GARAGE - ENTERTAINING AREA - OFFICE/GYM.....Royal Fox Estates are very pleased to offer this extensively extended semi detached house that provides spacious well proportioned family accommodation. With gas fired central heating and UPVC double glazed windows Ivy Bank comprises briefly: entrance porch, hall, lounge, dining room, modern well fitted breakfast kitchen with space for a **RANGE-STYLE COOKER**, sun lounge and guest WC. To the first floor are five bedrooms, master with en-suite and large walk in closet, the second bedroom has a space saver staircase leading to a extremely useful attic room and to complete the first floor accommodation is a family bathroom with corner bath and walk in shower cubicle and a separate WC. Outside is a Indian stone paved driveway to the front with a large integral garage, a covered passageway affords access to the rear garden which is south facing, laid to lawn, seating areas, fabulous covered entertaining area complete with drinks bar and open fireplace, located at the bottom of the garden you will find a very useful detached office/gym. Ivy Bank is located within walking distance of the world famous Anderton Boat Lift & Marbury Country Park. Northwich town centre with its large selection of local amenities, services and shopping facilities is around a five minute car journey away. **INTERNAL VIEWINGS ON THIS SPECIAL PROPERTY COME HIGHLY RECOMMENDED BY THE FOX...**

Property Information Approx Sq Ft - 1686 - Sq m - 156.6 Freehold Council Band - C EPC Rating - TBC Construction - Brick/Slate Services - mains - gas - Electric - Water - Sewer Parking - Driveway & Garage



Ivy Bank 34 New Road
Anderton Northwich

Offers in Excess of
£425,000



Bathroom/Shower Room 10' 8" x 4' 5" (3.25m x 1.35m) - increasing in width - 1.85m

Separate WC 5' 8" x 4' 0" (1.72m x 1.22m)

Garage 20' 11" x 11' 1" (6.37m x 3.38m)

Gym/Office 12' 0" x 12' 5" (3.65m x 3.79m)

Accommodation

Entrance Porch 5' 0" x 4' 0" (1.53m x 1.23m)

Hall 2' 9" x 3' 0" (0.84m x 0.91m)

Lounge 11' 0" x 16' 5" (3.35m x 5.00m)

Dining Room 13' 0" x 12' 11" (3.95m x 3.94m)

Breakfast Kitchen 12' 7" x 16' 8" (3.84m x 5.07m)
reducing in length - 2.90m

Sun Lounge 16' 11" x 6' 4" (5.15m x 1.92m)

Guest WC 3' 0" x 6' 3" (0.92m x 1.90m)

First Floor Landing 8' 0" x 16' 6" (2.44m x 5.02m)
Reducing in length - 0.72m

Bedroom One 10' 4" x 9' 10" (3.16m x 3.00m)

En-Suite 6' 0" x 5' 3" (1.83m x 1.61m)

Bedroom Two 9' 3" x 11' 0" (2.82m x 3.36m)

Bedroom Three 10' 2" x 10' 2" (3.09m x 3.09m)

Bedroom Four 10' 1" x 5' 5" (3.03 x 2.39m)

Bedroom Five 10' 11" x 7' 3" (3.33m x 2.22m)





*"Put your property
in our hands..."*



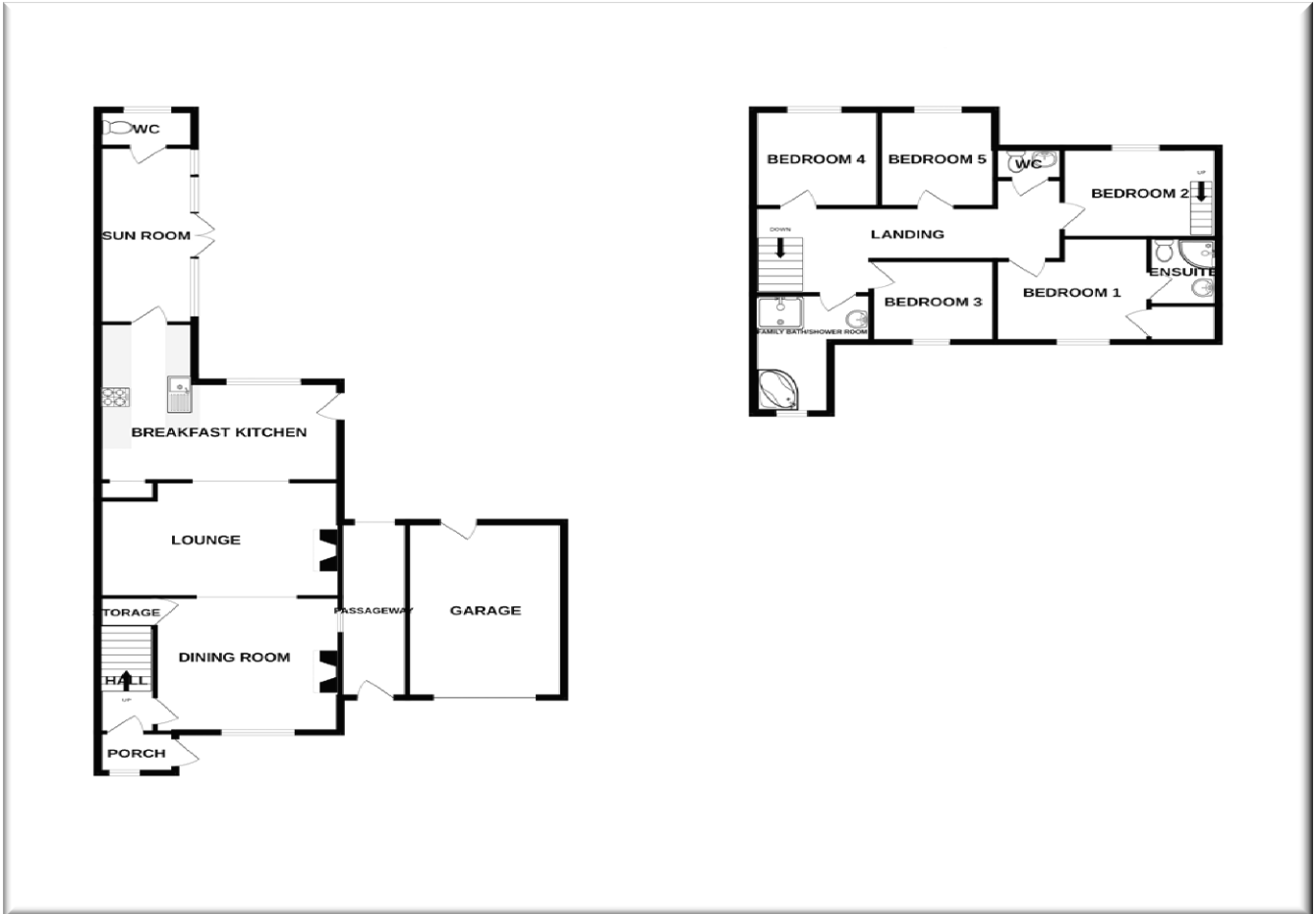
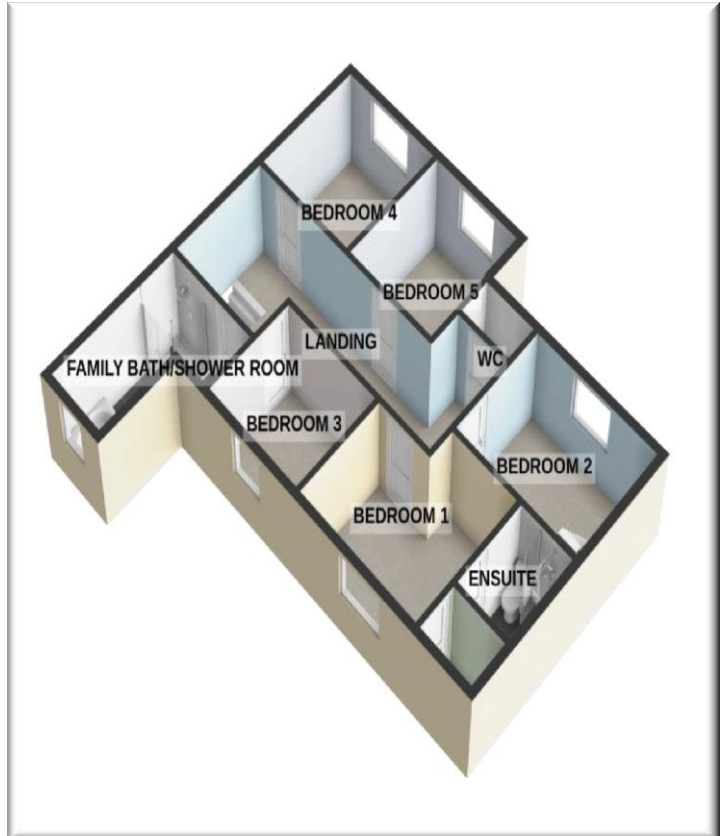
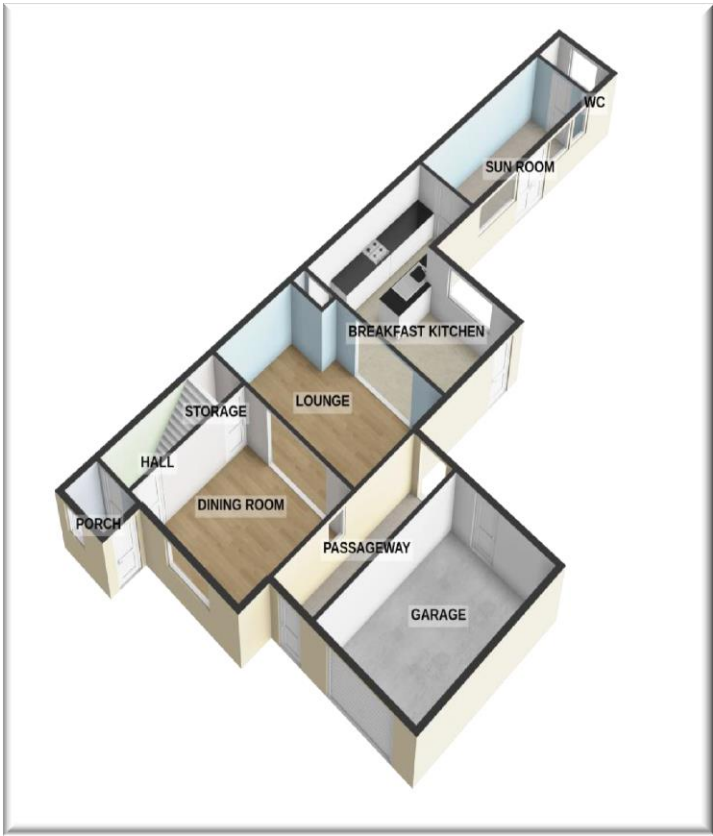
*"Ultimate Estate
Agency....From The Fox"*

**Viewings : Northwich Office
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Directions -

From Northwich centre leave along the A533 Winnington Lane. Pass Moss Road & Winnington Avenue & at the traffic lights turn right into Soot Hill following the signs for both Marbury Park & Anderton Boat Lift. Proceed up the hill Soot Hill this becomes New Road number 34 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 - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - C
- Parking Arrangements - Driveway Parking & Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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