



# ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

## Key Features

- Attention First Time Buyers!
- Semi Detached Home
- Two Bedrooms
- Large Versatile Rear Garden
- Scope to Add Further Value
- Close to Town Centre
- Modern Kitchen
- Buy to Let Opportunity
- Dual Aspect Lounge/Diner



**Main Description ... CALLING FIRST TIME BUYERS/INVESTORS - WELL PRESENTED SEMI DETACHED HOME - TWO BEDROOMS - CENTRAL NORTHWICH LOCATION ...** Royal Fox Estates are very pleased to offer this smart & well cared for 2 bedroom property of steel framed construction making an ideal starter home or addition to an investors portfolio. No. 86 offers buyers little in the way to do to put their own stamp on & scope to add further value in the future thanks to it's **IMPRESSIVE PLOT & LARGE/VERSATILE REAR GARDEN**. Warmed by gas fired central heating (flexi combi system) & partially double glazed throughout, the property comprises briefly: Entrance Hall, **DUAL ASPECT LOUNGE/DINER** & Modern Kitchen with built in oven & induction hob. To the first floor are two double bedrooms & family bathroom/WC finished in white. To the front is a small hedged forecourt & to the rear as mentioned a spacious rear garden that wraps around the side of the property including a lawn area & patio with large animal playpen. Further down the side elevation is a large timber store shed and extremely useful covered storage area. The home is located just a short walk from the town centre with a wide range of shops, amenities & public transport links that Northwich offers. Access is afforded via the A556 to M6 & M56 motorways putting major nearby cities within easy reach. **INTERNAL VIEWINGS COME HIGHLY RECOMMENDED BY THE FOX.**

- Approx 636 Sq Ft
- Tenure: Freehold
- Construction Type: Steel Framed, Concrete Tile Roof
- EPC Rating: D --- Council Tax Band: B



86 London Road  
Northwich

Offers in Excess of  
**£150,000**



## Accommodation

**Entrance Hall** 7' 0" x 6' 9" (2.14m x 2.05m)

**Lounge/Diner** 19' 11" x 10' 10" (6.06m x 3.30m)

**Kitchen** 13' 5" x 7' 10" (4.09m x 2.39m)

**First Floor Landing** 3' 11" x 6' 11" (1.20m x 2.10m)

**Bedroom One (Rear)** 9' 9" x 10' 6" (2.96m x 3.20m)

**Bedroom Two (Front)** 9' 2" x 14' 2" (2.79m x 4.31m)

**Family Bathroom/WC** 6' 0" x 6' 0" (1.83m x 1.82m)







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

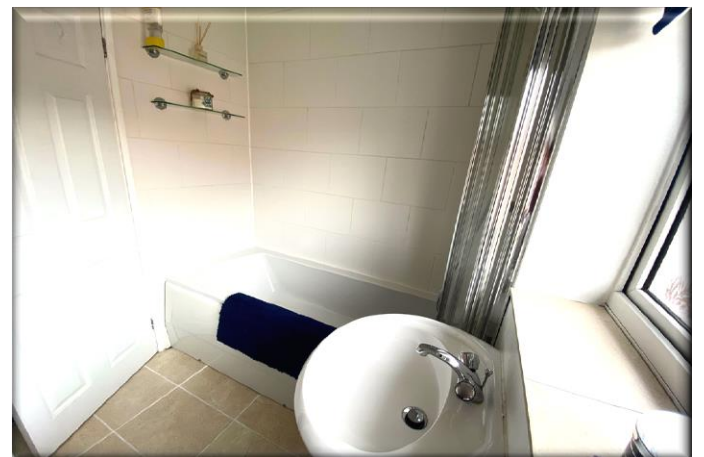


*“Ultimate Estate  
Agency....From The Fox”*

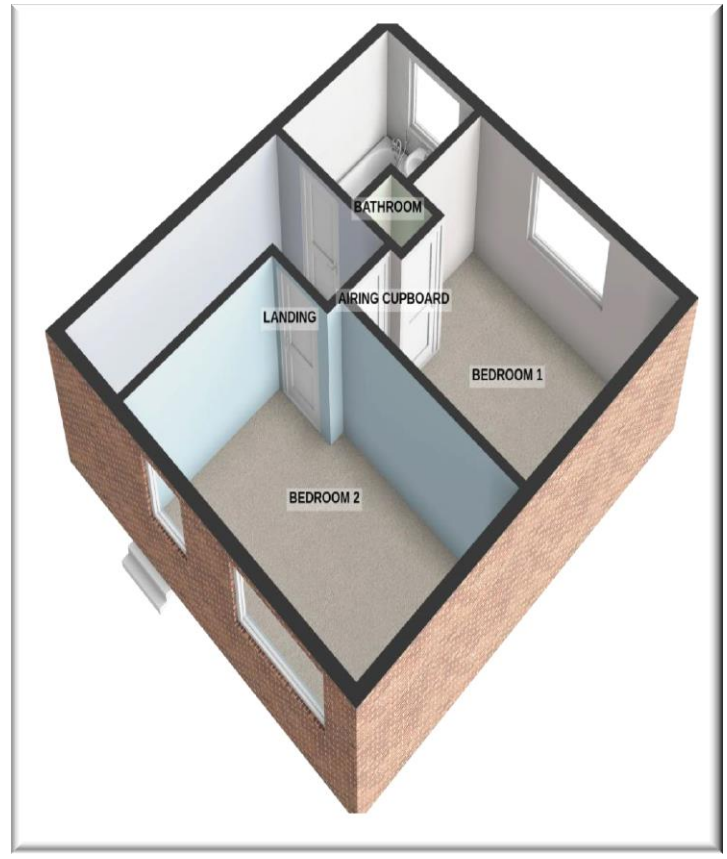
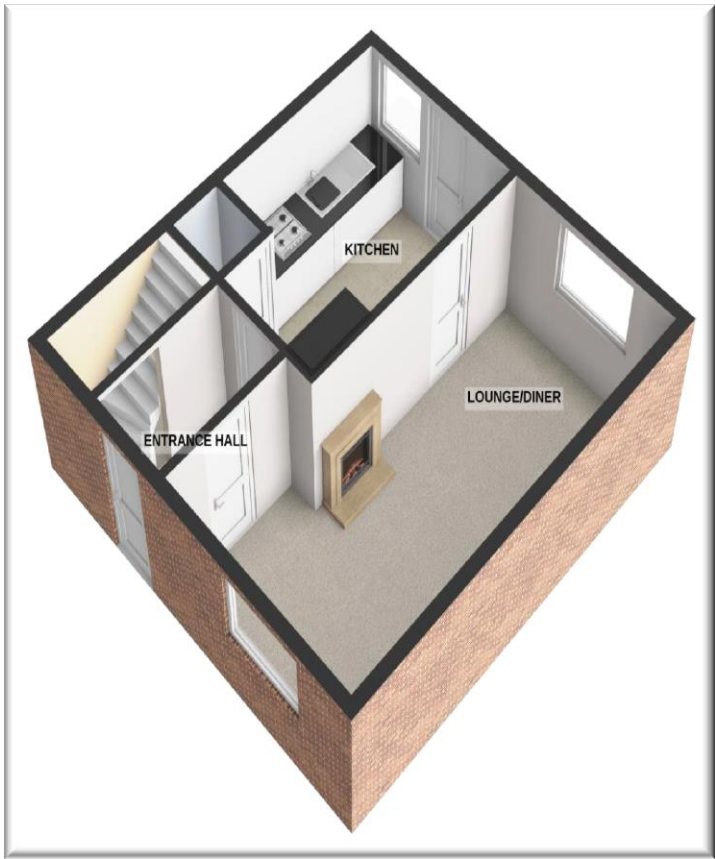
**Viewings : Northwich Office  
34 High St, Northwich, Cheshire, CW9 5BE**

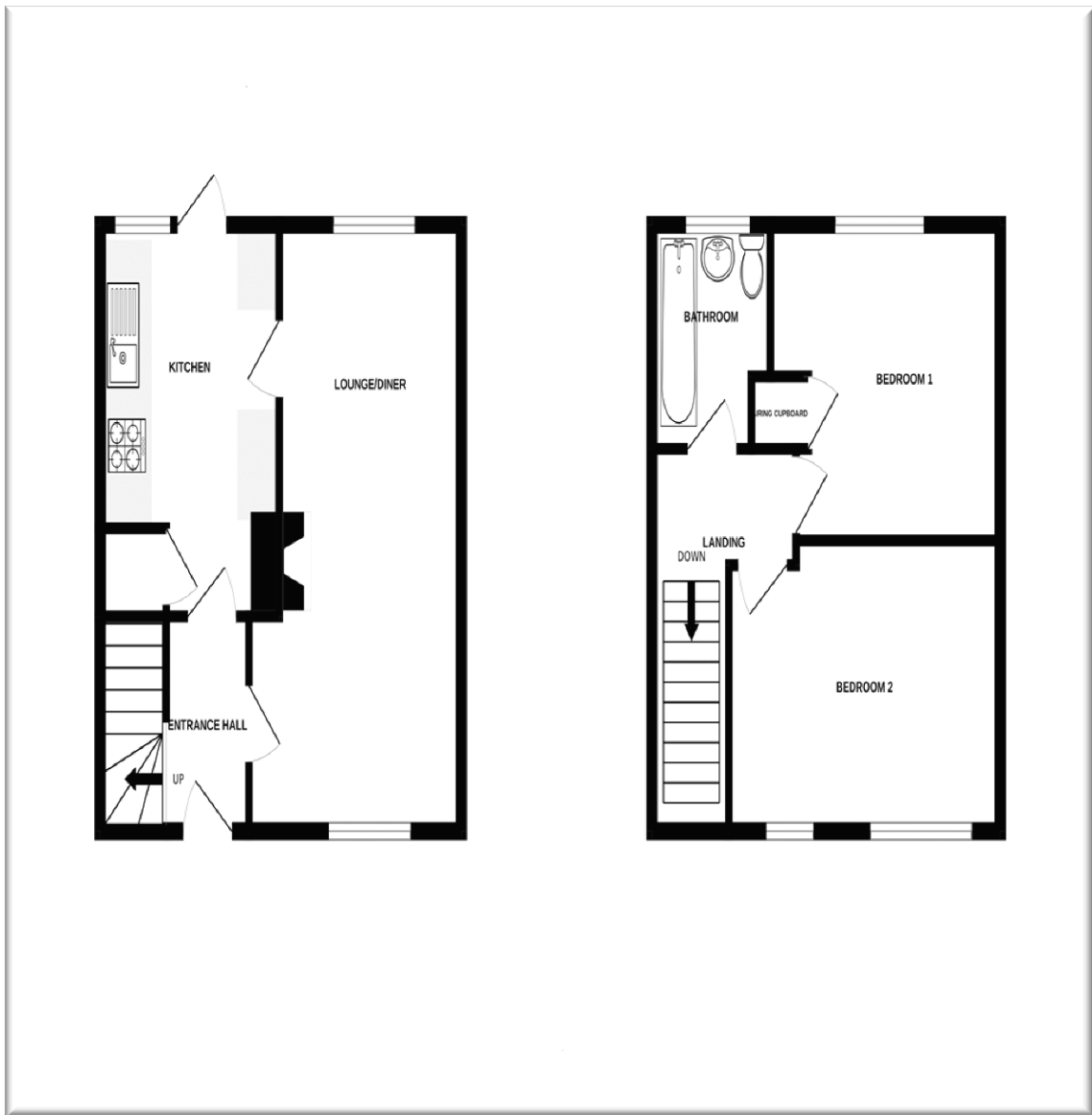
**Tel: 01606 44 0 44**

**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**









## Directions

From Northwich Town Centre take the one way system slighting left to continue onto London Road. No. 86 can be found shortly after on the left hand side made out by our distinctive for sales board.

***“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: Electric, Gas, Water (Meter) Sewege
- Parking Arrangements: Street Parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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