



ROYAL FOX

... ultimate estate agency

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Key Features

- Spacious Detached True Bungalow
- Two Double Bedrooms
- Impressive Plot
- Countryside Views
- Attached Double Garage
- Ample Parking
- Modern Kitchen & Shower Room
- Sun Room/Conservatory
- Sought After Location



Main Description ... SPACIOUS DETACHED TRUE BUNGALOW - WONDERFUL COUNTRYSIDE VIEWS - DESIRABLE LOCATION -

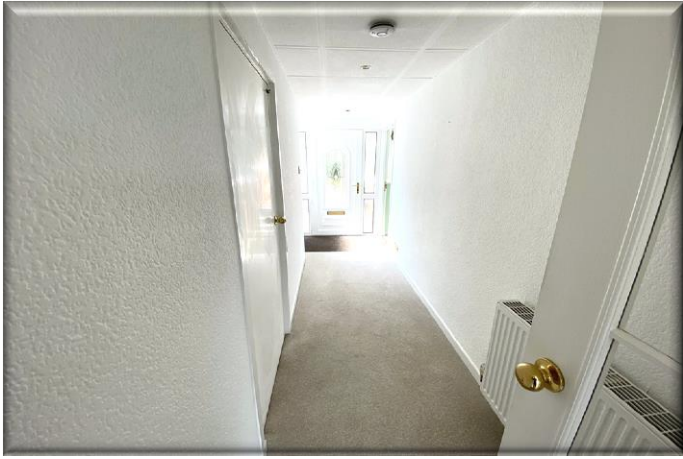
NO CHAIN... Royal Fox Estates are proud to offer this spacious and well laid out detached true bungalow situated on an extremely impressive plot. Located in the village of Anderton in a highly regarded location, No.72 offers buyers a home in 'walk in condition' however gives huge scope to put their own stamp on and add further value to in the future. Warmed by gas fired central heating (combination system) and fully UPVC double glazed throughout, the home comprises briefly: Entrance hall leading to a Modern Breakfast Kitchen, **ATTACHED DOUBLE GARAGE** to the right and Sun Room/ Conservatory at the rear. Off the kitchen is an inner hallway leading to a **SPACIOUS LOUNGE**, Shower room/WC & two double bedrooms to the rear with fitted robes to both. Externally to the front is an extremely well maintained garden laid to lawn, bordered with a mixture of plants and bushes, **LARGE DRIVEWAY WITH AMPLE PARKING** & colourful flower bed. To the rear is a sizeable garden offering privacy and beautiful rural views. Anderton village is ever popular for it's proximity to local attractions & outdoor pursuits with both Marbury Country Park & Anderton Boat lift / Nature Park just short walks away from the property. Northwich Town Centre is Approx. 2.5 Miles away offering a wide range of shops & Amenities including many national chains & multi screen Odeon cinema. **INTERNAL VIEWINGS ARE HIGHLY RECOMMENDED BY THE FOX!**

- Sq Footage Approx. 1110 Sq Ft (103.1 Sq M)
- Tenure: Freehold
- EPC Rating: D
- Council Tax Band: D
- Parking Arrangements: Driveway & Garage



72 Hough Lane
Anderton Northwich

Guide Price
£335,000



Accommodation

Entrance Hall 16' 2" x 3' 11" (4.94m x 1.20m)

Lounge 11' 10" x 17' 11" (3.61m x 5.46m)

Breakfast Kitchen 9' 10" x 12' 6" (3m x 3.8m)

Inner Hall 13' 4" x 10' 11" (4.06m x 3.34m)

Width Reducing to 0.95m

Bedroom One 11' 11" x 9' 9" (3.62m x 2.98m)

To fitted wardrobes

Bedroom Two 8' 10" x 10' 11" (2.69m x 3.32m)

Shower Room/WC 6' 3" x 7' 6" (1.9m x 2.28m)

Garden Room/Conservatory 12' 4" x 6' 8" (3.75m x 2.04m)

Double Garage 25' 9" x 10' 2" (7.85m x 3.10m)





*“Put your property
in our hands...”*



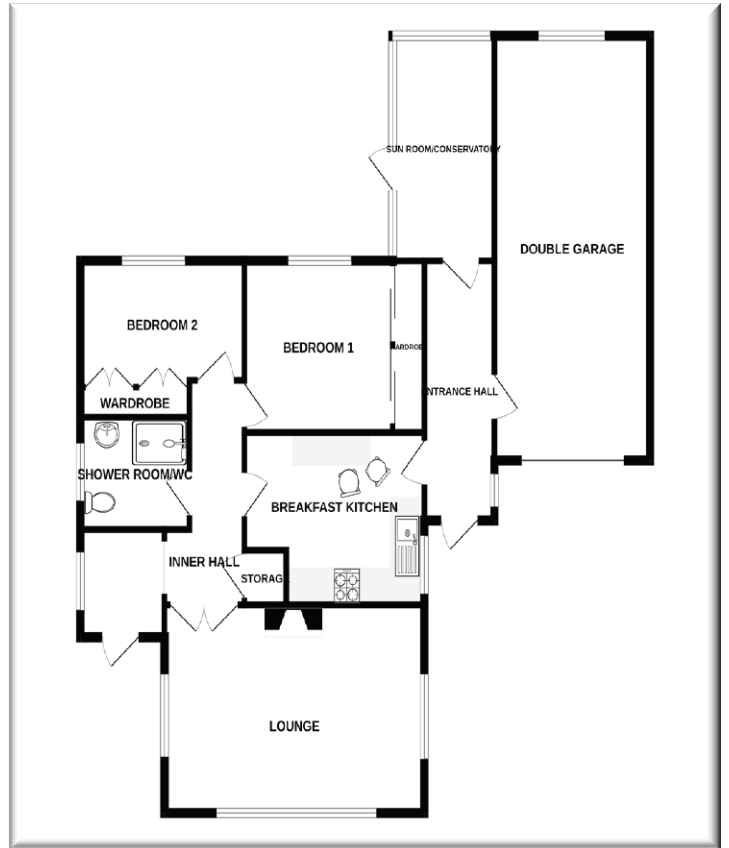
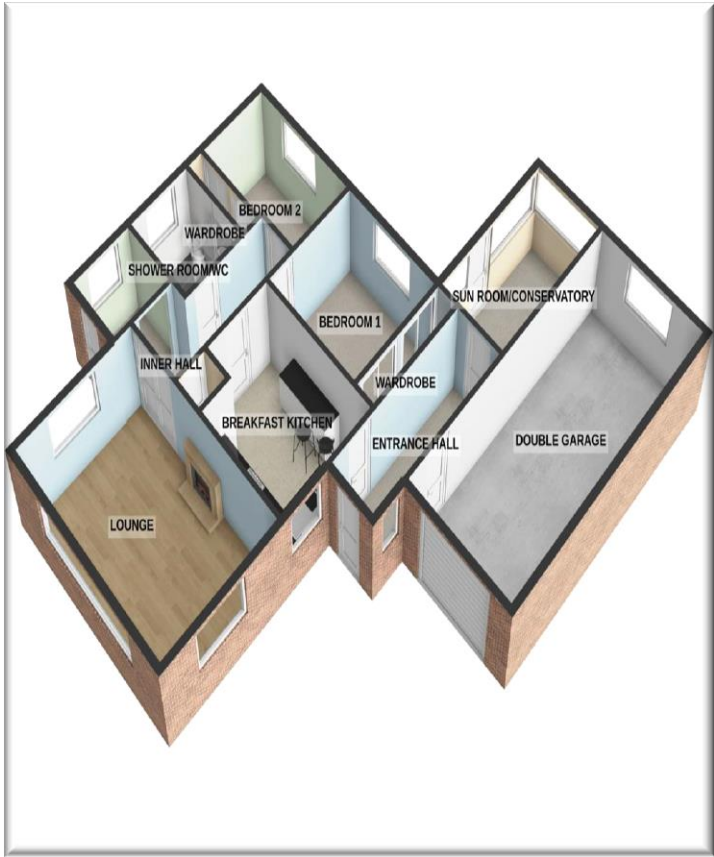
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Follow the A533 through Winnington from leaving Northwich. Continue over Winnington bridge then turn right onto Soot Hill. Take the first left on reaching the top of Soot Hill. Continue along and no.72 can be found on the right hand side, with our distinctive sale 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 Connected, Electric, Gas, Water(Meter), Sewage
- Parking Arrangements: Driveway & Garage
-



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