



ROYAL FOX

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Key Features

- Modern & Extended Detached
- Five Bedrooms
- Quality Breakfast Kitchen
- Victorian Style Conservatory
- Gas Central Heating
- Attractive Rear Garden
- Converted Garage
- UPVC Double Glazed
- Driveway Parking



Main Description ... SUPERIOR FAMILY DETACHED - EXTENDED FIVE BEDROOM ACCOMMODATION - ATTRACTIVE REAR GARDEN - VICTORIAN STYLE CONSERVATORY - SOUGHT AFTER LOCATION - HIGHLY RECOMMENDED.... Royal fox Estates are very pleased to offer to the open market this extremely well presented detached family home presented to a high standard. Situated within a highly desirable residential position within Wincham the property features gas fired central heating and UPVC double glazed windows. The accommodation comprises briefly: reception hallway, guest WC, spacious lounge, separate dining room, Victorian style conservatory, quality fitted breakfast kitchen with built in appliances, large utility room and garage storage. To the first floor are five bedrooms, en-suite and family bathroom/WC. Outside is a double width driveway to the front, gated side passageway leading to the rear garden laid to lawn with well stocked flower beds, mature shrubs and bushes and two paved patios. Wincham is a popular semi rural village and offers the best of both worlds for family living including beautiful countryside, highly rated primary school, local shop for every day essentials and first class road networks to the centre of Knutsford, Warrington, Chester, Liverpool and Northwich. Excellent access is afforded to both the M6 and M56 motorways with onward commutes to Manchester International Airport, Liverpool Airport and Northwich Railway station. Leisure activities include a golf club at Tabley with leisure centres affording most other activities in Northwich. **Internal viewings on this fine family home come highly recommended by the FOX.**

- Approx Sq Ft - 1520 - (141.2m)
- Freehold
- Council Band - E --- EPC Rating - TBC
- Construction - Brick Cavity/Tiled
- Services - Mains - Gas - Electric - Water (Meter) – Sewer
- Parking - Driveway



9 Pheasant Drive
Wincham Northwich

Guide Price
£440,000



Accommodation

Reception Hallway 18' 1" x 5' 11" (5.50m x 1.81m)

Guest WC 2' 9" x 5' 6" (0.85m x 1.68m)

Lounge 15' 10" x 12' 4" (4.82m x 3.75m)

Dining Room 10' 3" x 9' 3" (3.13m x 2.83m)

Conservatory 9' 7" x 9' 5" (2.93m x 2.86m)

Breakfast Kitchen 10' 2" x 17' 9" (3.10m x 5.41m)

Utility Room 13' 4" x 8' 0" (4.06m x 2.43m)

Garage - Storage 5' 0" x 8' 0" (1.52m x 2.43m)

First Floor Landing 13' 5" x 6' 0" (4.10m x 1.82m)

Bedroom One 12' 4" x 12' 5" (3.75m x 3.78m)

En-Suite 6' 5" x 5' 9" (1.95m x 1.74m)

Bedroom Two 10' 3" x 9' 9" (3.13m x 2.98m)

Bedroom Three 11' 1" x 15' 5" (3.37m x 04.71m)

Bedroom Four 18' 6" x 8' 0" (5.64m x 2.44m)

Bedroom Five 7' 0" x 8' 9" (2.13m x 2.66m)

Family Bathroom/WC





*“Put your property
in our hands...”*



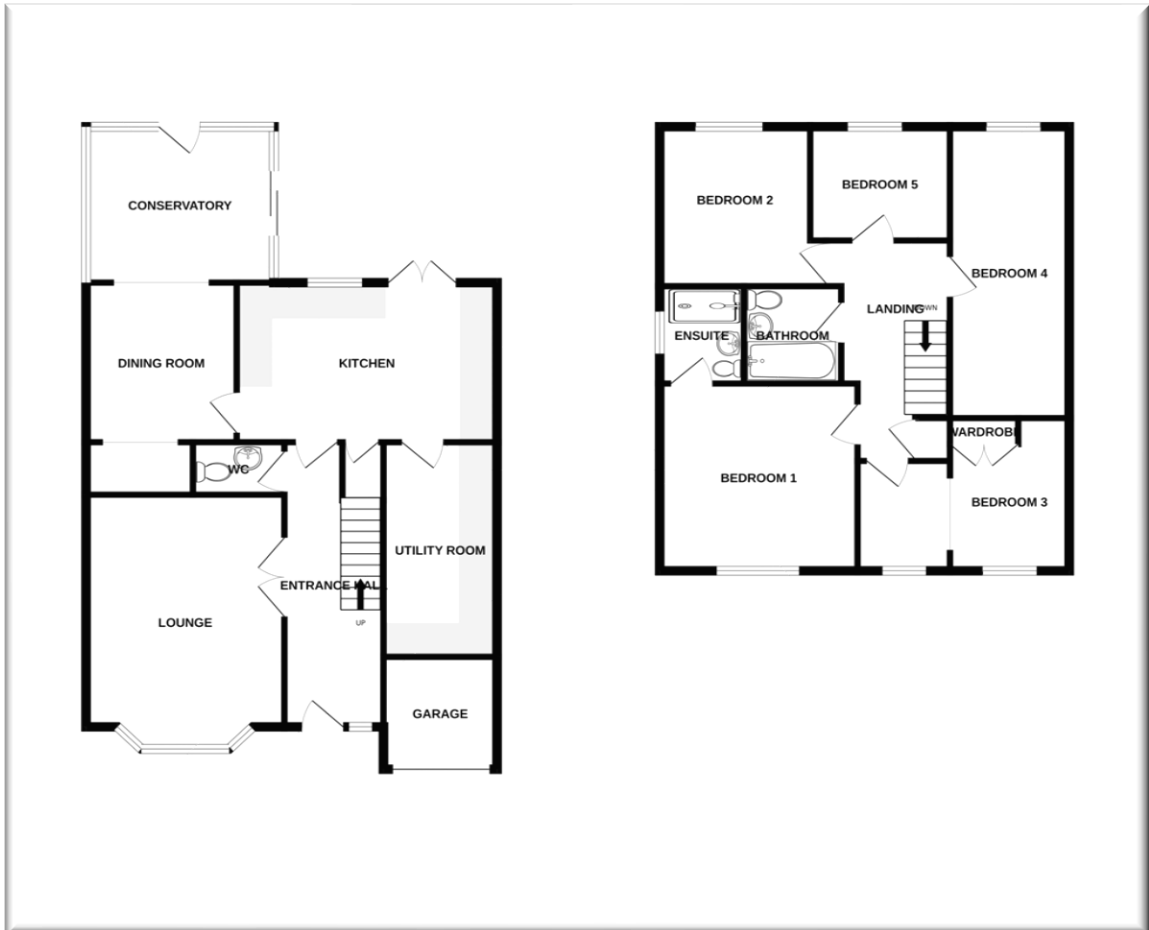
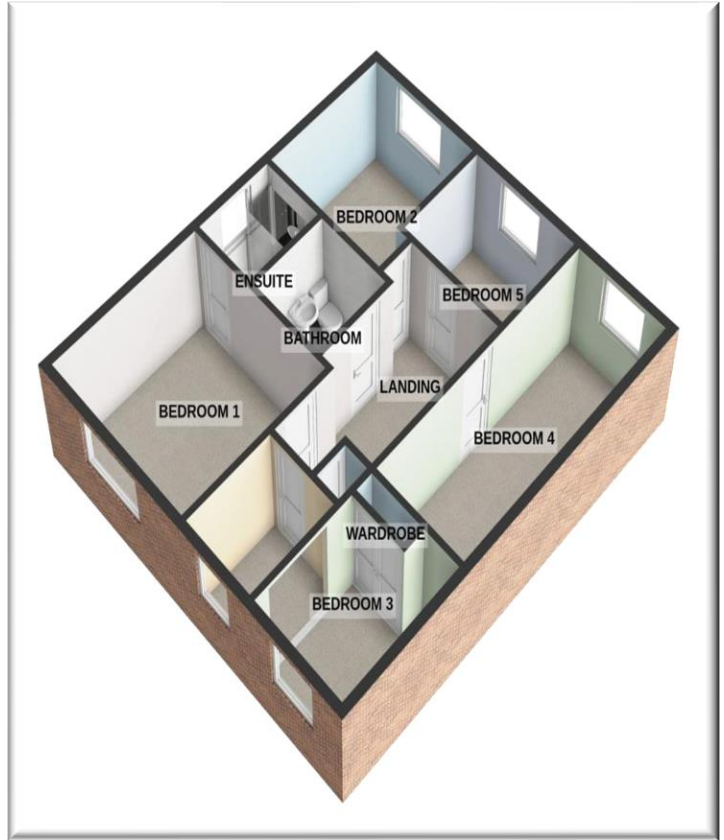
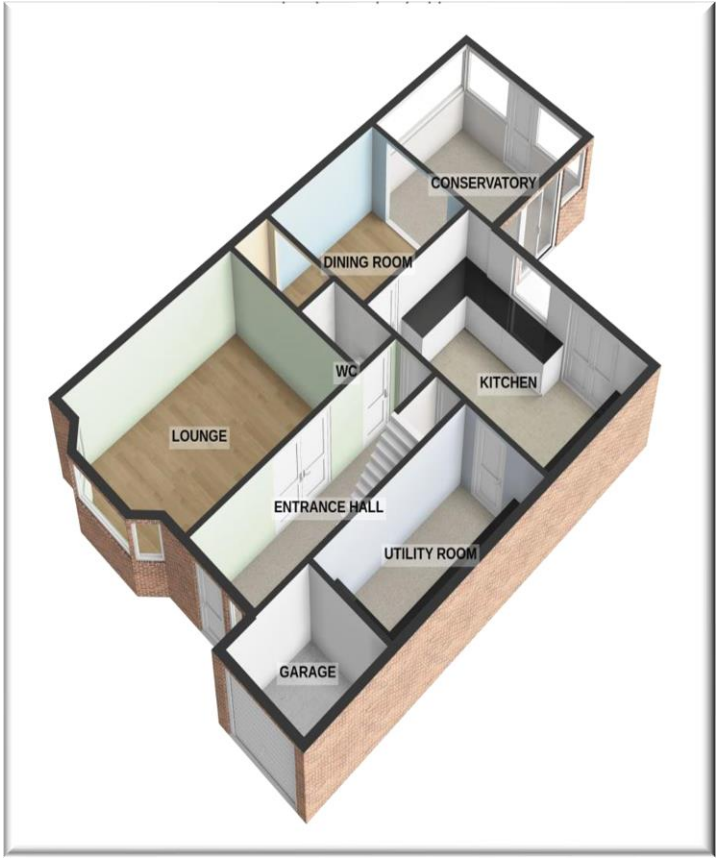
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
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Directions

From Northwich town centre leave along the A559 Chester Way in the direction of Northwich railway station. At the roundabout turn left into the B5075 New Warrington Road. Turn right at Marston into Chapel Street and proceed to the junction of the A559 Marston Hall Lane. Carry straight on into Church Street and proceed towards Wincham primary school, turn right into Pheasant Drive and number 9 is on the left 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 No: TBC
- Class Of Title: TBC
- Mains Services Connected: Water (Meter), Gas, Electric, Main Sewerage
- Tax Band: E
- Parking: Driveway





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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