



ROYAL FOX

... ultimate estate agency

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Key Features

- Detached True Bungalow
- Four Bedrooms
- Quiet Cul-De-Sac Location
- Excellent Potential
- Modern Family Bathroom/WC
- Private Rear Garden
- Driveway & Detached Single Garage
- Brand New Boiler & Heating System



Main Description ... SUBSTANTIAL DETACHED TRUE BUNGALOW - FOUR BEDROOMS & EN-SUITE - UPDATING REQUIRED -

EXCELLENT POTENTIAL... Royal Fox Estates are very pleased to offer with **NO CHAIN** this spacious & versatile detached true bungalow located at the end of a quiet cul-de-sac in the popular location of Firdale Park. Extended to offer four bedroom accommodation with En-Suite to master, the home while in need of internal modernisation offers a fantastic opportunity. Benefitting from a newly installed boiler (combination system, May 24) recently replaced radiators throughout, with timber double glazing & brick aluminium double glazed conservatory. No.11 comprises briefly: Entrance Hall, Lounge, Dining Room, fitted Kitchen with in built electric oven. Off the dining room is an Inner Hallway leading to four Bedrooms, (two double, two single) with En-Suite & built in robes to master & Modern Family Bathroom/WC. Above can be found a **LARGE LOFT SPACE** with three separate areas & two of which are substantially boarded for storage. To the front of the property is a driveway, detached single garage with power/lighting and a lawned garden area. To the rear a private, lawned rear garden lined with various mature shrubs & trees, patio area & garden pond. The home is located within a popular area with it's close proximity to medical centre, railway stations, Moss Farm leisure complex & local shops. The street itself benefitting from recently installed high speed fibre internet. Northwich Town Centre is approx. 1.5 miles away offering a wide range of shops & services including many national chains as well as multi screen Odeon Cinema. **THE FOX HIGHLY RECOMMENDS INTERNAL VIEWINGS.**

- Approx 1100 Sq Ft (102 Sq M)
- EPC Rating TBC
- Tenure: Freehold
- Parking Arrangements: Single Garage & Driveway
- Council Band: B



11 Applefield
Firdale Park
Northwich

Guide Price

£325,000



Accommodation

Entrance hall 4' 9" x 7' 8" (1.46m x 2.34m)

Lounge 14' 7" x 12' 5" (4.44m x 3.78m)

Dining Room 9' 11" x 15' 10" (3.03m x 4.82m)

Kitchen 9' 7" x 12' 1" (2.91m x 3.68m)

Conservatory 8' 7" x 12' 4" (2.61m x 3.75m)

Inner Hall 19' 0" x 2' 9" (5.79m x 0.85m)

Bedroom One 11' 8" x 9' 5" (3.55m x 2.88m)

En-Suite 7' 9" x 5' 3" (2.37m x 1.61m)

Bedroom Two 7' 10" x 15' 7" (2.38m x 4.75m)

Bedroom Three 8' 6" x 8' 6" (2.58m x 2.60m)

Bedroom Four 8' 11" x 8' 6" (2.72m x 2.60m)

Bathroom/WC 5' 7" x 9' 6" (1.70m x 2.90m)





*“Put your property
in our hands...”*



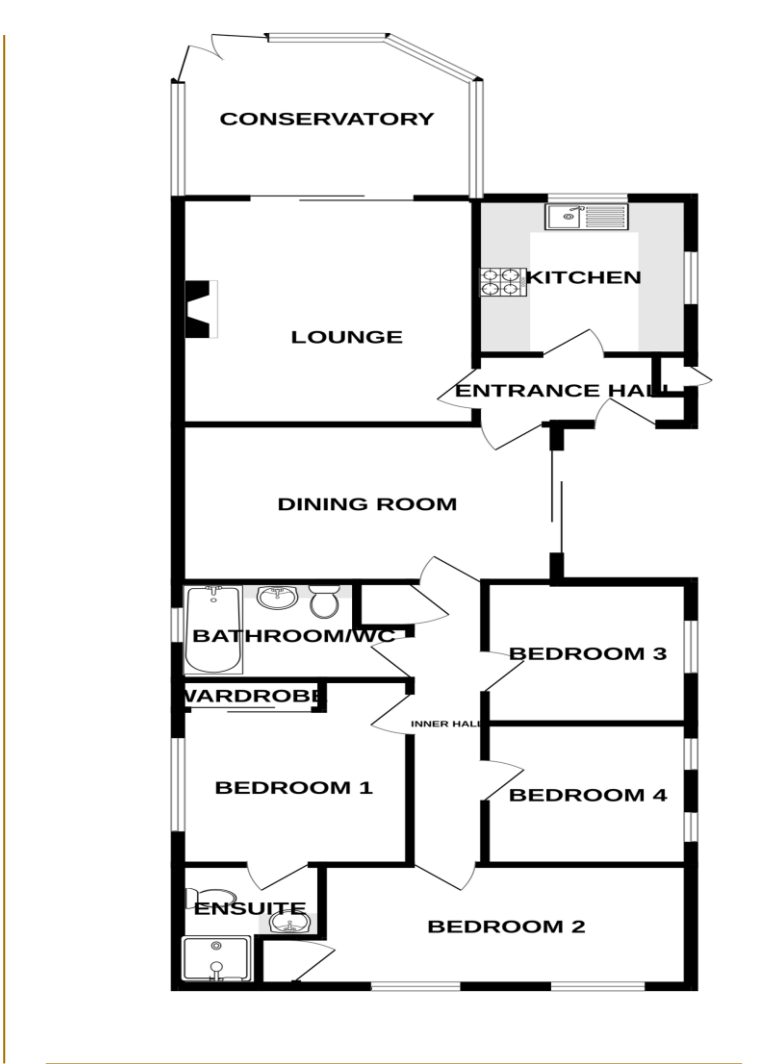
*“Ultimate Estate
Agency....From The Fox”*

Viewings : Northwich Office
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Directions

From the one way system leaving Northwich, bear left at the traffic lights to continue onto Castle Street. Continue onto Chester Road. Turn right onto Moss Road then turn left onto Firdale Road. Continue along for approx half a mile then take a left Turn onto Applefield. No.11 is located at the end of the road.

***“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
- Council Band: D
- Mains Services Connected: Electricity, Gas, Water(Meter) Sewage
- Parking Arrangements - Garage & Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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