



# ROYAL FOX

... ultimate estate agency

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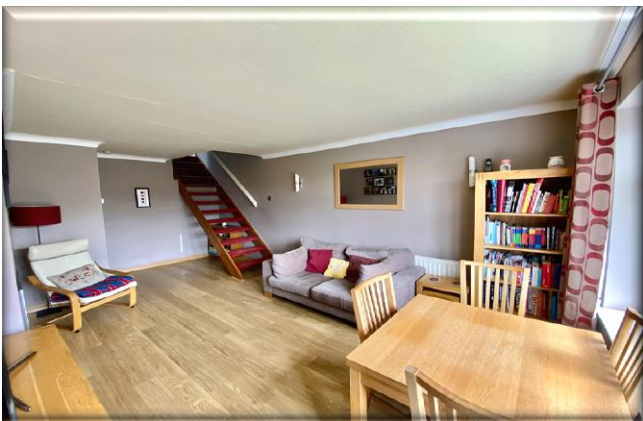
## Key Features

- Dormer Bungalow
- Three Bedrooms
- Great Location
- Gas Central Heating
- En-Suite & Family Bathroom
- UPVC Double Glazed
- Wooded Aspect
- Garage & Drive
- Flexible Accommodation



**Main Description ... SEMI DETACHED DORMER BUNGALOW - THREE BEDROOMS - EN-SUITE & FAMILY BATHROOM - SOUGHT AFTER LOCATION - GARAGE & GARDENS....** Royal Fox Estates are very pleased to offer to the open market this semi detached bungalow that offers deceptively spacious accommodation. Enjoying a cul-de-sac position adjacent to open countryside the property benefits from gas fired central heating (combination system) and UPVC double glazed windows. The accommodation comprises briefly: entrance hall, spacious lounge/diner, fitted kitchen with BUILT IN APPLIANCES, rear hall with access to two good sized bedrooms (either could be used as a separate dining room) and a family bathroom/WC. To the first floor is the master bedroom with built in robes, eaves storage and en-suite shower room/WC. Outside are gardens to both the front and rear, wooded aspect to rear, long driveway extends to the side of the property and leads to a detached single garage. This property will make an ideal young family purchase and is situated within a prominent position of Barnton with good access afforded to all local amenities including shops, Barnton Cricket Club and primary schools. There are excellent transport links via the A49 to the motorway network including the M6 and M56 in particular. Northwich town centre is approximately 2.5 miles away where there is a larger selection of shops and services. Internal viewings are highly recommended by the FOX.

- Approx Sq Ft - 837 - Sq m - 77.7
- Freehold
- Council Band - C - EPC Rating - D
- Construction - Brick cavity/Tiled
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - Driveway & Garage



41 Cherry Tree Avenue  
Barnton Northwich

Offers In Excess Of  
**£220,000**



## Accommodation

**Entrance Hall** 3' 9" x 5' 7" (1.14m x 1.69m)

**Lounge/Diner** 20' 1" x 11' 11" (6.12m x 3.63m)  
Reducing in width 3.18m

**Kitchen** 9' 11" x 8' 8" (3.01m x 2.65m)

**Rear Hall** 6' 1" x 3' 1" (1.85m x 0.95m)  
Increasing in width 2.18m

**Bedroom Two** 11' 5" x 11' 5" (3.47m x 3.49m)

**Bedroom Three** 11' 5" x 9' 2" (3.47m x 2.80m)

**Family Bathroom/WC** 6' 1" x 5' 6" (1.85m x 1.67m)

## 1st Floor Landing

**Bedroom One** 10' 8" x 17' 7" (3.26m x 5.37m)

**En-Suite** 5' 6" x 4' 9" (1.67m x 1.46m)





*"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)



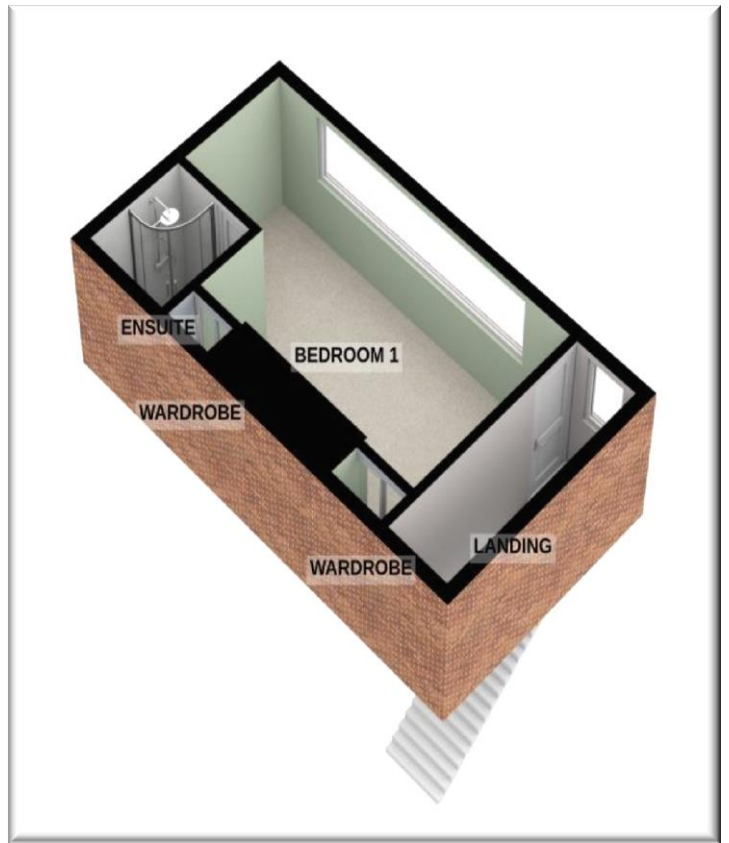
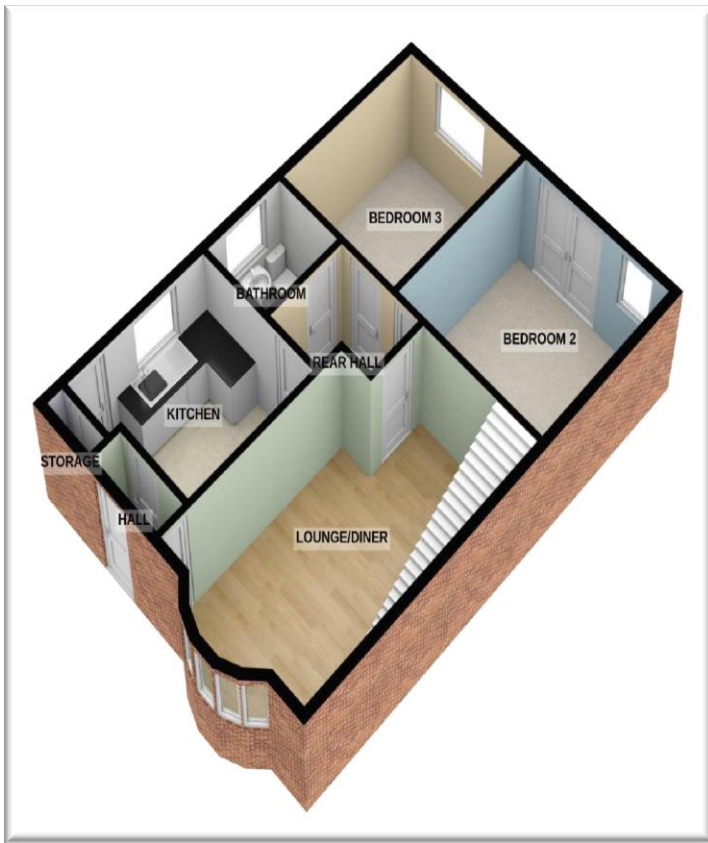


***"Put your property  
in our hands..."***



***"Detailed property  
particulars, packed  
with photographs,  
descriptions and  
insight..."***





## The Fox's Insight

- Freehold
- Title Number - TBC
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- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - C
- Parking Arrangements - Driveway & Garage

## Directions

From Northwich town centre proceed along the one way system towards Hartford proceeding up the A559 Chester Road. At the traffic lights turn right onto the B5374 Moss Road and at the traffic lights again turn left onto the A533 Winnington Lane passing over the canal and bearing left at the traffic lights proceeding again on the A533 up the hill towards Barnton. Turn right onto Manor Drive and at the T-Junction turn left onto Church Road, take the second right onto Lydyete Lane taking the first left onto Townfield Lane, proceed along Townfield Lane turning right into Laurel Close, turn first right onto Elmwood Road and first left onto Cherry Tree Avenue, number 41 is located off to the left identified by our distinctive For 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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