



# ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

## Key Features

- Large Detached True Bungalow
- Three Bedrooms
- Bathroom & En-Suite
- Extended Accomodation
- Driveway, Carport & Attached Garage
- Beautiful Front & Rear Gardens
- Popular Locke Estate Location
- Excellent Potential



**Main Description ... EXTENDED DETACHED TRUE BUNGALOW - THREE BEDS & EN-SUITE - FANTASTIC POTENTIAL - IMPRESSIVE PLOT...** Royal Fox Estates are delighted to offer with **NO CHAIN** this spacious detached bungalow, extended to the rear & located on the highly regarded Locke Estate in Barnton. Occupying a large plot & offered with vacant possession the home offers buyers a great opportunity to add value and make their own. Benefitting from UPVC double glazing & gas fired central heating, the property comprises briefly: Entrance Hall, L Shaped Lounge/Diner, Kitchen. To the rear are two substantial bedrooms both equipped with French windows to the rear garden, (En-Suite to bedroom One) as well as a third bedroom & combined bathroom/WC. To the front ample parking is available with a large driveway, carport & attached garage. To the rear is a **LARGE SOUTH FACING REAR GARDEN**, private and lovingly maintained, laid to lawn featuring a mixture of plants, mature trees & pond, along with patio area & large timber store shed. Elmwood Road is situated on the Locke Estate in Barnton with a range of amenities & local attractions nearby. Good access is afforded via the A49 to the M6 & M56 motorway networks & Northwich town centre is approx. just 2.5 miles away. Viewings come highly recommended by the **FOX**.

- Approx. Sq Footage: 1379 Sq Ft Tenure:
- Freehold
- Council Band: D
- EPC Rating: TBC
- Parking Arrangements: Garage & Driveway



112 Elmwood Road  
Barnton Northwich

Guide Price  
**£295,000**



## Accommodation

**Entrance Hall** 13' 9" x 11' 7" (4.19m x 3.54m)

**L Shaped Lounge/Diner** 16' 0" x 21' 3" (4.88m x 6.48m)  
Width Reducing to 3.76

**Kitchen** 10' 2" x 8' 9" (3.1m x 2.66m)

**Bedroom One** 22' 3" x 10' 3" (6.77m x 3.13m)

**En-Suite** 5' 9" x 5' 10" (1.74m x 1.78m)

**Bedroom Two** 19' 4" x 11' 9" (5.90m x 3.59m)

**Bedroom Three** 7' 9" x 7' 5" (2.35m x 2.27m)

**Bathroom/WC** 6' 9" x 10' 0" (2.07m x 3.06m)







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



*"Ultimate Estate  
Agency....From The Fox"*

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

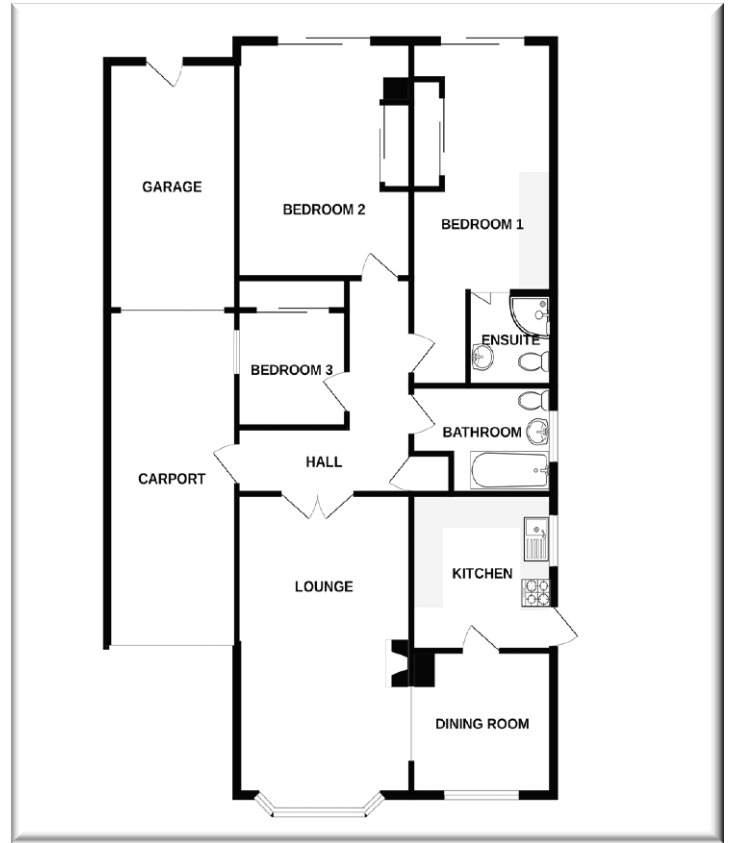
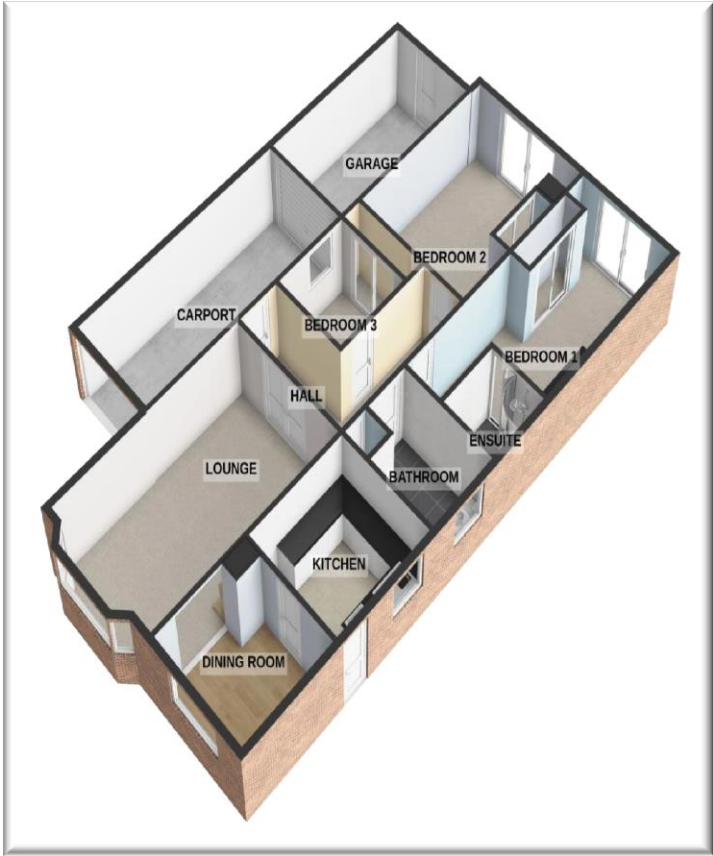
**Tel: 01606 44 0 44**

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













## Directions

From Northwich leave along the one way system towards Castle crossing over the bridge. At the traffic lights turn right and proceed along the one way system bearing left onto the A533 Winnington Lane. Pass through Winnington and proceed towards Barton climbing the steep hill then turning right into Manor Drive. From Manor Drive turn left onto Church Road then right onto Lydyett Lane. Turn right onto Laurel Close and first left onto Elmwood 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
- Mains Services Connected - Electric, Gas, Water (meter) Sewage
- Council Band - D
- Parking Arrangements, Driveway & Garage







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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