



# ROYAL FOX

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## Key Features

- Attractive Modern Town House
- Three Double Bedrooms
- En-Suite & Guest WC
- South Facing Rear Garden
- Two Car Driveway
- Integral Garage
- Modern Fitted Dining Kitchen
- Close to Town Centre
- Excellent Schools/College Nearby



**Main Description ... ATTRACTIVE MODERN TOWNHOUSE - THREE DOUBLE BEDROOMS - SOUTH FACING REAR GARDEN - DRIVEWAY & INTEGRAL GARAGE ...** Royal Fox Estates are delighted to offer this spacious, well presented modern townhouse in a sought after location. Situated close to the town centre and within close proximity to the best local schools & colleges the property makes for an excellent family purchase. Benefitting from gas fired central heating & UPVC Double Glazing, the home comprises: Entrance Hall, Guest WC, open plan Kitchen/Diner with **BUILT IN APPLIANCES**, integral garage with internal access off the entrance hall. To the first floor is a double bedroom with En-Suite & a spacious first floor Lounge. To the top floor formerly two separate bedrooms have been combined into one very large master bedroom. In addition is a third double bedroom as well as a family bathroom finished in white. To the front of the property is driveway parking suitable for two cars. To the rear a **SOUTH FACING REAR GARDEN** laid to lawn bordered at the rear by an impressive selection of mature shrubs and large tree. Stonecroft is a modern development situated in a highly popular area due to it's proximity to local schools & college, as well as being a short distance into Northwich Town centre. Excellent access is also afforded via the A556 onto the main nearby motorway networks of the M6 & M56. **VIEWINGS ON THIS EXCELLENT FAMILY HOME ARE HIGHLY RECCOMENDED BY THE FOX.**

- Approx Sq Footage: 1143 (106.5 Sq M)
- Tenure: Leasehold – Length of lease TBC
- Ground rent £200 PA / Service Charge of £240PA
- EPC Rating: C
- Council Tax Band: D
- Parking Arrangements: Driveway & Integral Garage



18 Stonecroft  
Northwich

Guide Price  
**£250,000**



## Accommodation

**Entrance Hall** 16' 7" x 6' 0" (5.06m x 1.84m)

**Guest WC** 6' 3" x 2' 9" (1.90m x 0.84m)

**Integral Garage** 16' 4" x 7' 7" (4.98m x 2.31m)

**Kitchen/Diner** 9' 2" x 14' 5" (2.79m x 4.39m)

**First Floor Landing** 16' 1" x 5' 1" (4.90m x 1.56m)

**First Floor Lounge** 10' 2" x 14' 6" (3.1m x 4.41m)

**Bedroom Two (First Floor)** 10' 5" x 8' 2" (3.17m x 2.49m)

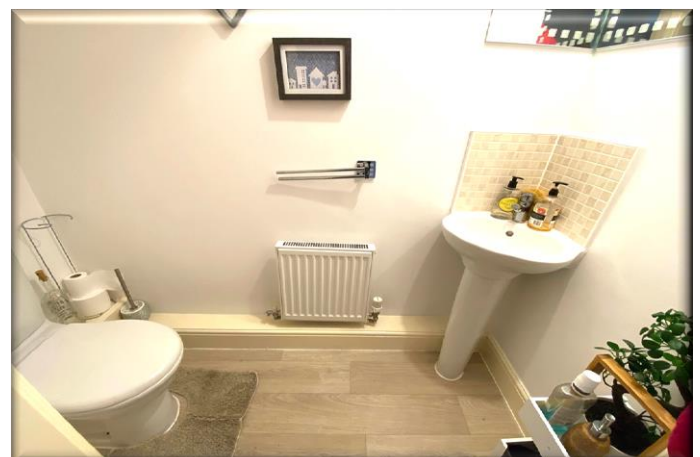
**Bed Two En-Suite** 3' 10" x 8' 2" (1.16m x 2.49m)

**Second Floor Landing** 9' 5" x 6' 1" (2.86m x 1.86m)

**Bedroom One (Second Floor)** 14' 2" x 14' 6" (4.32m x 4.41m)

**Bedroom Three (Second Floor)** 11' 9" x 8' 0" (3.58m x 2.43m)

**Family Bathroom** 5' 6" x 6' 1" (1.68m x 1.86m)







*“Put your property  
in our hands...”*



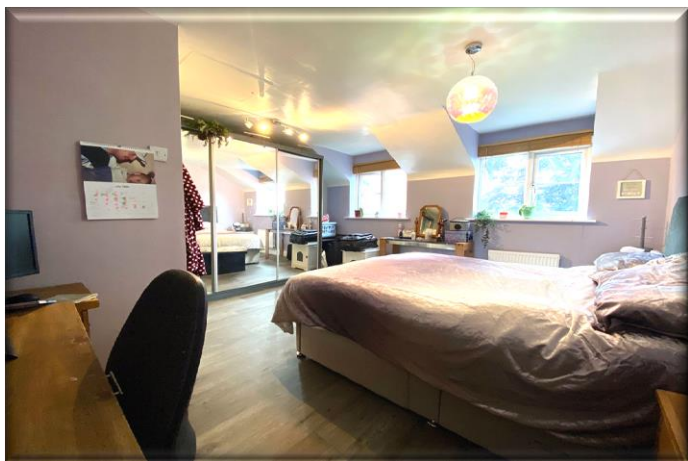
*“Ultimate Estate  
Agency....From The Fox”*

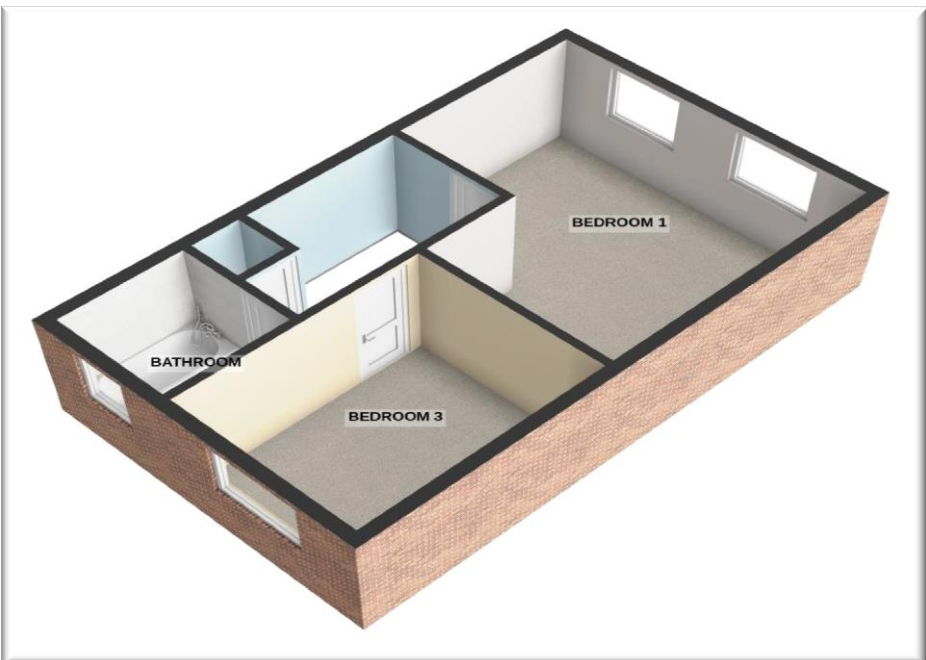
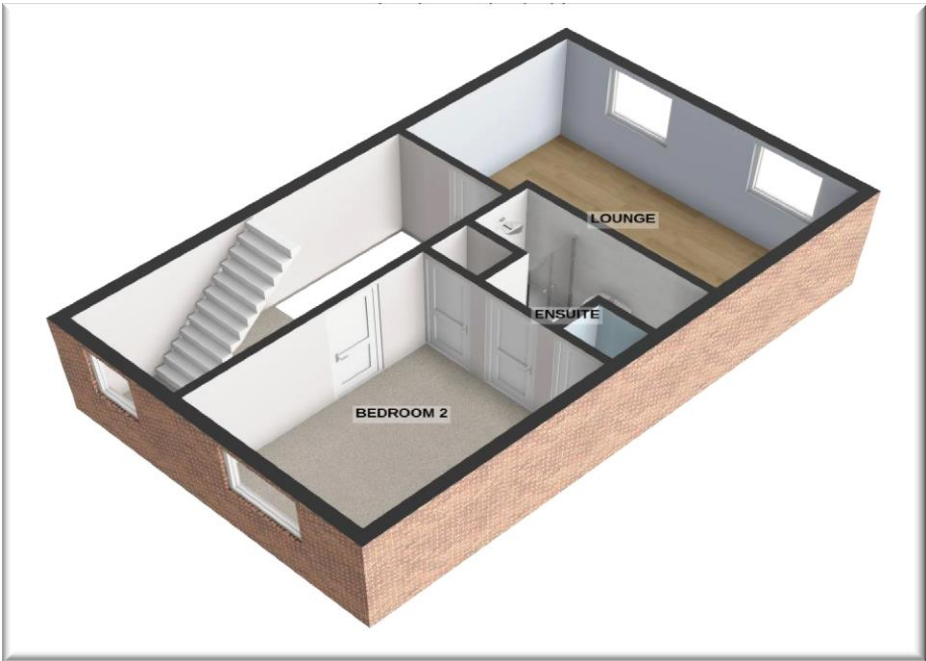
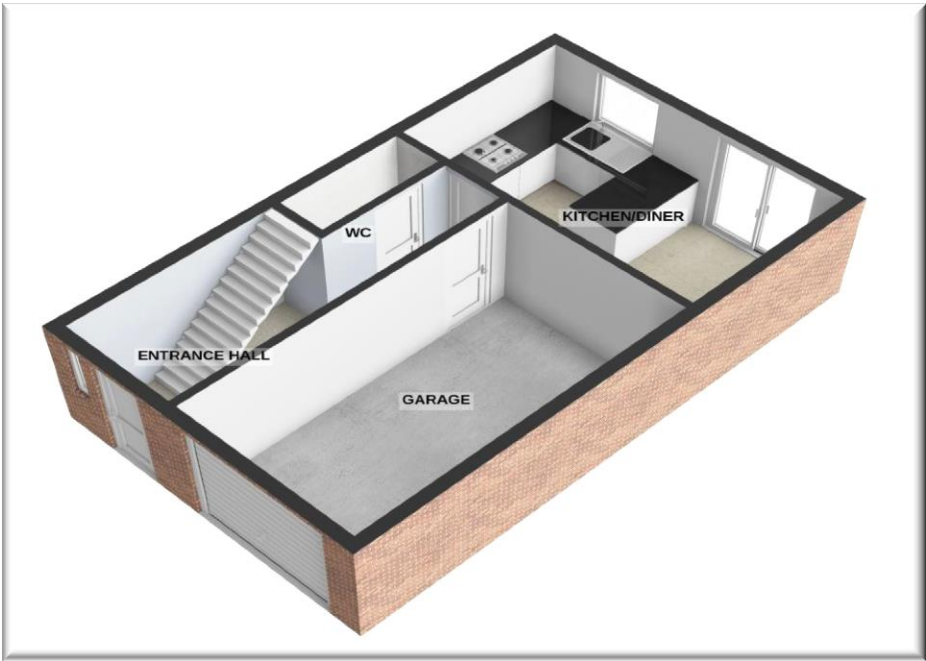
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**Tel: 01606 44 0 44**

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











## Directions

From Northwich, follow the one way system bearing left onto London Road. At the next lights bear left to stay onto London Road. Continue Along then turn left into Stonecroft. No.18 is located on the right 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: Leasehold
- Title No. 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>      |         | 86 B      |
| 69-80 | <b>C</b>      | 74 C    |           |
| 55-68 | <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.