



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- Semi Detached House
- South Facing Rear Garden
- No Chain
- Three Bedrooms
- Cul-De-Sac Location
- Close To Hartford Primary
- Large Garden Plot
- Ample Parking
- Large Single Garage



Main Description ... ATTRACTIVE SEMI DETACHED HOUSE - THREE BEDROOMS - SOUTH FACING REAR GARDEN - CUL-DE-SAC POSITION - LONG DRIVEWAY - LARGE SINGLE GARAGE - NO ONWARD CHAIN..... Royal Fox Estates are very pleased to offer to the open market this dormer style semi detached house that provides fabulous young family accommodation. Enjoying a cul-de-sac position and within easy walking distance of Hartford Primary School the property enjoys a large and extremely well kept garden plot with a long driveway, parking for 4/5 vehicles, large single garage having power and lights. The accommodation features gas fired central heating, cavity wall insulation, UPVC double glazed windows and comprises briefly: entrance porch, reception hallway, lounge with period fire surround, dining room, modern fitted kitchen with built in appliances, guest WC, three first floor bedrooms each with built in wardrobe space and a three piece bathroom/WC finished in white. Hartford village is best described as "delightful" with local shops, services, public houses, churches and excellent schools including primary, secondary and the Grange private school. For a larger selection of shops & services the market town of Northwich is only a short car journey away. Good access is afforded from Hartford to the A556 which in turn provides links to the major motorway networks to include the M6 & M56 making destinations to Chester, Manchester, Liverpool and Manchester international airport all easily accessible. Both Hartford & Greenbank Railway Stations that serve Liverpool/Crewe & Chester/Manchester respectively are also readily accessible. **The FOX highly recommends both internal and external viewings to truly appreciate this very special family home.**

- Approx Sq Ft - 800 (74.2 Sq M)
- Freehold
- Council Band - C EPC Rating - TBC
- Construction - Brick Cavity/Tiled
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - Single Garage - Driveway



4 Brereton Road
Hartford Northwich

Offers in Excess of
£280,000



Accommodation

Entrance Porch 3' 10" x 7' 6" (1.16m x 2.29m)

Entrance Hallway 7' 10" x 6' 1" (2.39m x 1.85m)

Lounge 13' 7" x 10' 8" (4.14m x 3.24m)

Dining Room 10' 6" x 9' 1" (3.19m x 2.78m)

Kitchen 10' 4" x 7' 6" (3.15m x 2.29m)

WC 5' 7" x 2' 11" (1.70m x 0.90m)

First Floor Landing 8' 6" x 6' 6" (2.60m x 1.98m)

Bedroom One 13' 7" x 10' 2" (4.14m x 3.11m)

Bedroom Two 8' 2" x 8' 9" (2.48m x 2.66m)

Bedroom Three 10' 1" x 6' 6" (3.07m x 1.98m)

Bathroom/WC 6' 3" x 7' 11" (1.91m x 2.41m)





*“Put your property
in our hands...”*

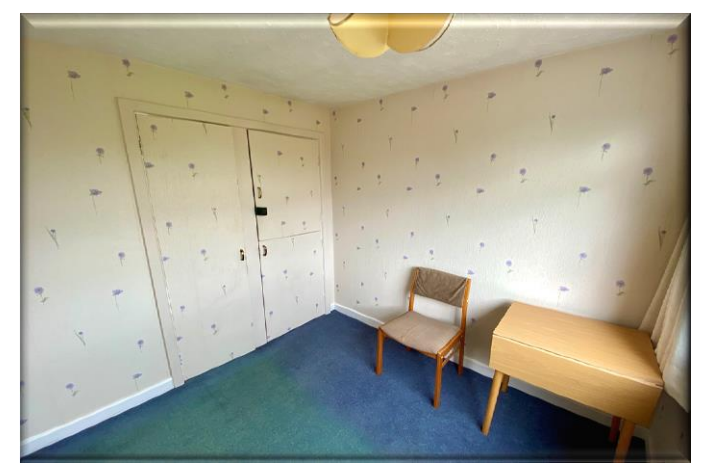
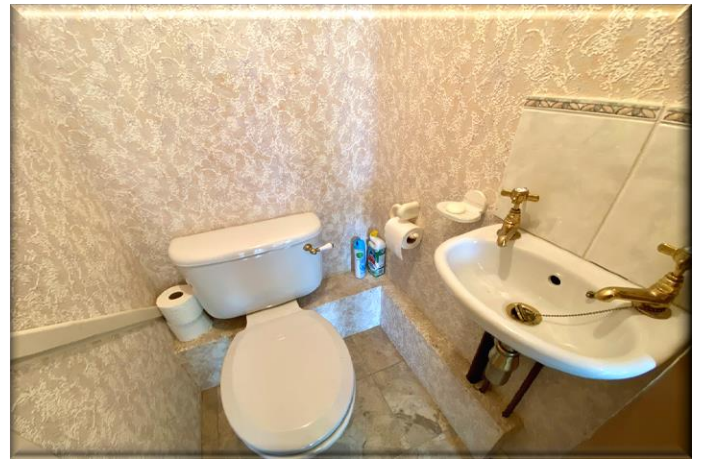


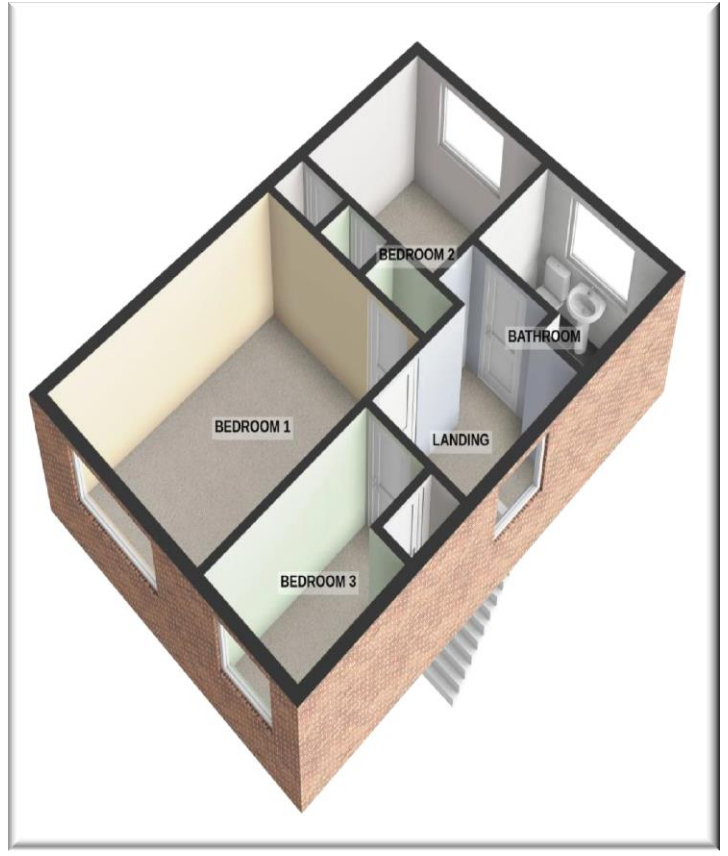
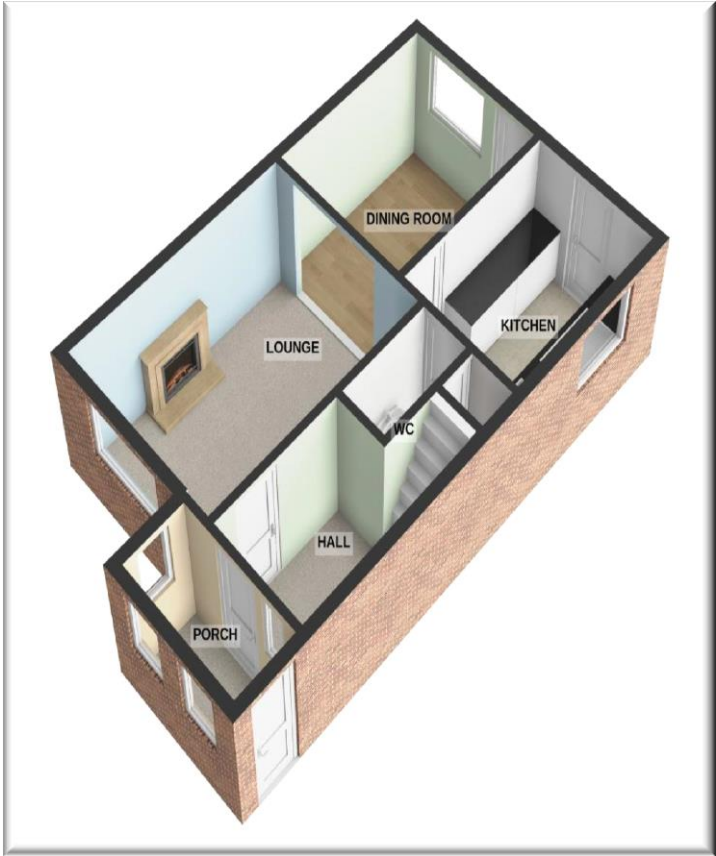
*“Ultimate Estate
Agency....From The Fox”*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich town centre leave on the A559 Castle Street which become Chester Road. Proceed passed Greenbank Railway Station & Hartford Green. Pass the parade of shops on the left and turn left into Booth Road, bear right and Brereton Road is located off to 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 Service Connected: Water (Meter), Gas, Electric, Main Sewerage
- Tax Band - C
- Parking: Driveway & Single Garage





Energy Performance Certificate



© Crown copyright 2006

Dwelling type: Semi-detached house **Reference number:** 8100-8779-0729-3026-7423
Date of assessment: 23 April 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 April 2012 **Total floor area:** 66 m²

Use this document to:


- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,860
Over 3 years you could save	£561

Estimated energy costs of this home			
	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	£45
Heating	£1,263 over 3 years	£996 over 3 years	£267
Hot Water	£438 over 3 years	£189 over 3 years	£249
Totals	£1,860	£1,299	£561

These figures show how much the average household would spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like fridges, computers, freezers, cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Very energy efficient • lower running costs
(81-91) A
(61-80) B
(41-60) C
(21-40) D
(1-20) E
(1-20) F
(1-20) G
Efficient • higher running costs

Current rating: 66

Potential rating: 89

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	🚫
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	✅
3 Low energy lighting for all fixed outlets	£25	£39	✅

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.