



# ROYAL FOX

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## 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 - D
- Construction - Brick Cavity/Tiled
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - Single Garage - Driveway



4 Brereton Road  
Hartford Northwich

Offers in Excess of  
**£270,000**



## 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..."*

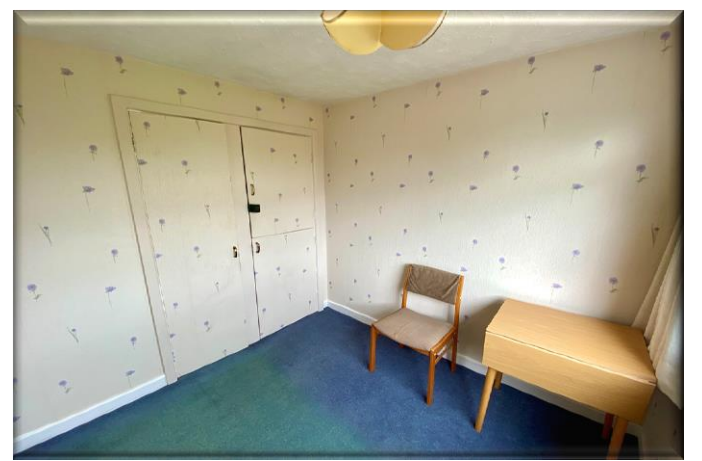
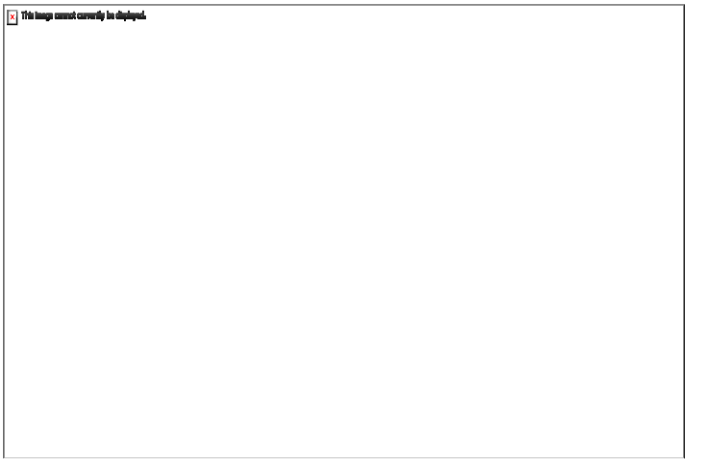
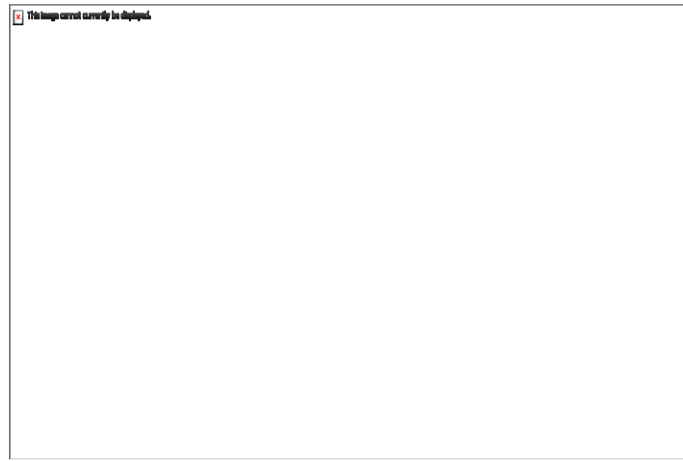


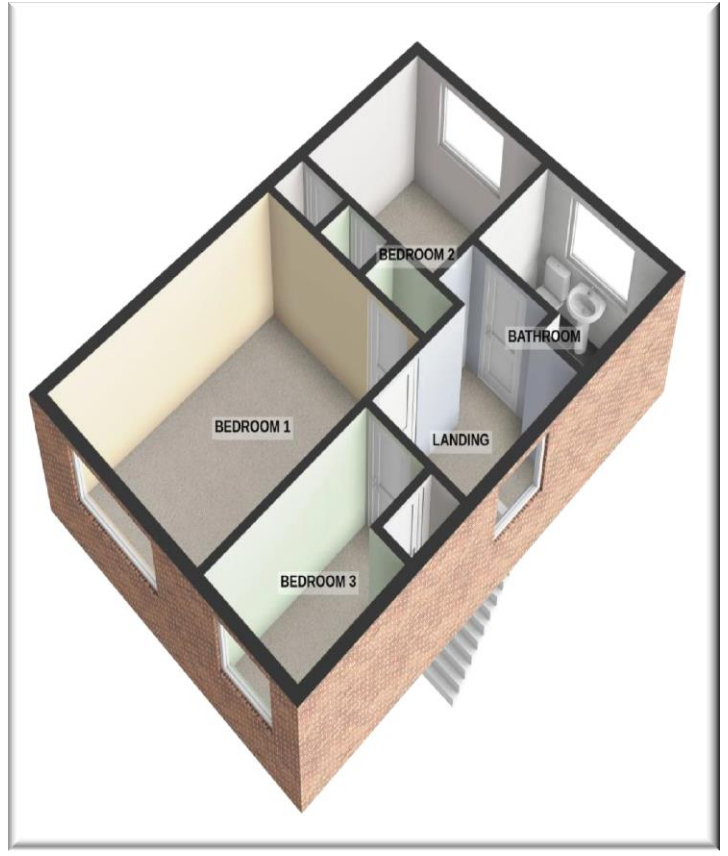
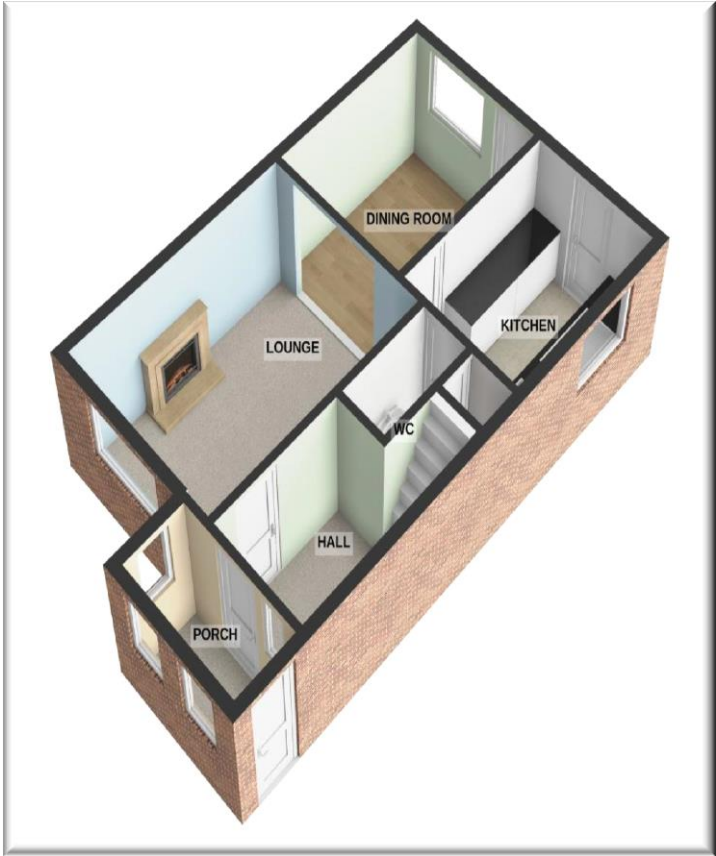
*"Ultimate Estate  
Agency....From The Fox"*

**Viewings : Northwich Office  
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**Tel: 01606 44 0 44**

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





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	60 <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.