



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

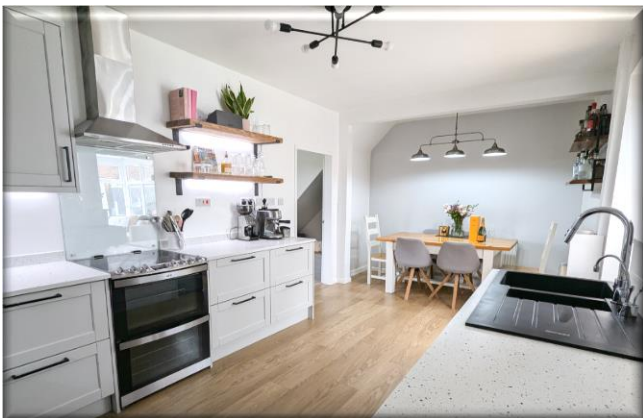
- Attractive Inner Mews
- Improved to a High Standard
- Three Generous Bedrooms
- Countryside Views
- Conservatory
- Utility Room
- Private Rear Garden
- Air Con Unit
- Ideal Family Purchase



Main Description ... ATTRACTIVE INNER MEWS - THREE GENEROUS BEDROOMS - IMPROVED TO A HIGH STANDARD -

COUNTRYSIDE VIEWS ... Royal Fox Estates are very pleased to offer this extremely well presented inner mews home in a superb rural location offering fantastic views of Marston & Great Budworth countryside. As well as a great position, the property itself has been well improved and offers purchasers a 'walk in condition' family home & seamless modern day living. Warmed by gas fired central heating (combination system) UPVC double glazing, as well as a box **AIR CONDITIONING UNIT** for those hotter summer days, the home comprises of: Porch, Entrance hall, Lounge, **OPEN PLAN KITCHEN/DINER**, Utility room & conservatory. To the first floor are **THREE GENEROUS BEDROOMS** (bedroom three currently used as an office) and combined family bathroom / WC. Off the front aspect fantastic views can be enjoyed of the countryside and Great Budworth church. At the rear is a south facing, private garden, well maintained & laid to lawn with separate patio area. Located in Marston and surrounded by beautiful Cheshire countryside, outdoor pursuits can be found nearby with Marbury Country Park & Anderton Nature Park / Boat Lift in close vicinity. Northwich Town Centre is just a five minute car journey away offering a wide range of shops facilities, major supermarkets and Odeon multi screen cinema. **THE FOX ENCOURAGES EARLY VIEWINGS TO HELP FULLY APPRECIATE WHAT THIS HOME HAS TO OFFER...**

- Approx Sq Footage: 1020 (94.7 Sq M)
- Tenure: Freehold
- Council Band: B
- EPC Rating: C
- Parking Arrangements: Parking Bay (Not on deeds)



13 Vale Road
Marston Northwich

Offers in Excess of
£200,000



Accommodation

Porch 3' 5" x 8' 2" (1.03m x 2.5m)

Lounge 10' 1" x 17' 3" (3.07m x 5.27m)

Kitchen/Diner 9' 5" x 18' 11" (2.86m x 5.77m)

Conservatory 12' 4" x 10' 0" (3.77m x 3.06m)

Utility 7' 8" x 5' 1" (2.33m x 1.54m)

Landing 6' 7" x 6' 3" (2m x 1.91m)

Bedroom One 11' 1" x 12' 4" (3.39m x 3.75m)

Bedroom Two 9' 6" x 12' 4" (2.89m x 3.75m)

Bedroom Three / Office 6' 7" x 11' 2" (2m x 3.40m)

Bathroom / WC 5' 6" x 8' 0" (1.68m x 2.44m)





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

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

Tel: 01606 44 0 44

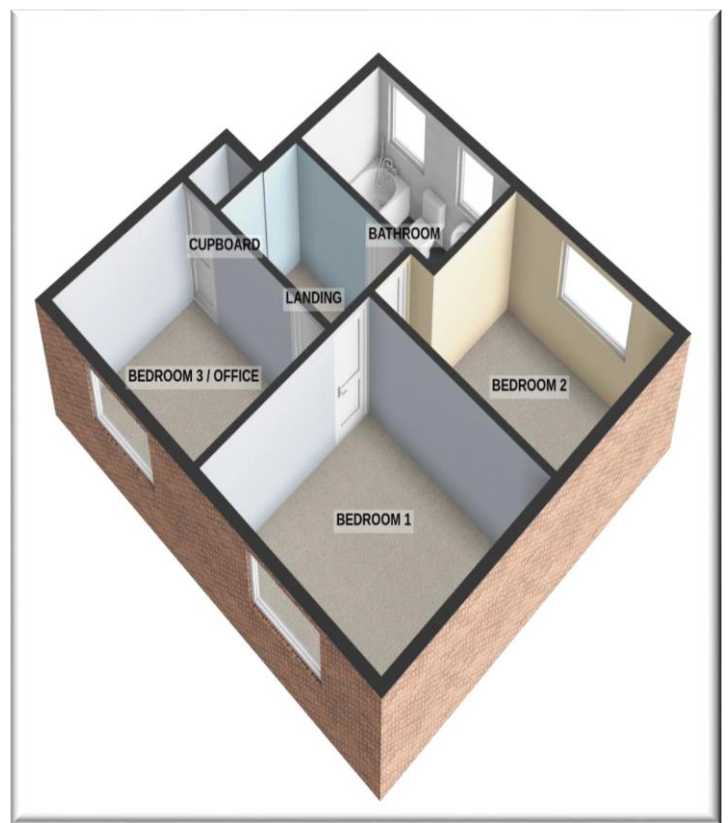
e: info@royalfox.co.uk





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





The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title: TBC
- Mains Connected: Electric, Gas, Water (Meter) Sewage
- Council Tax Band: B
- Parking Arrangements: Parking Bay (Not on Deeds)

Directions

From Northwich leave along Chester Way in the direction of Northwich railway station. At the roundabout turn left onto the B5075 New Warrington Road which in turn becomes Ollershaw Lane. At the T junction with the A559 Marston Lane turn left and take the first left again into Hall Drive turn immediate right onto Fernlea Road and turn right again down the hill onto Vale 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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