



ROYAL FOX

... ultimate estate agency

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Key Features

- Beautiful Semi Detached Home
- Three Bedrooms
- Quality Fitted Kitchen/Diner
- Attractive Gardens
- Quiet Cul-De-Sac Location
- Canal Views
- Converted Garage
- Ample Parking
- Presented to a High Standard



Main Description ... STUNNING SEMI DETACHED HOME - BEAUTIFULLY PRESENTED - QUIET CUL-DE-SAC LOCATION ...

Royal Fox Estates are pleased to offer this delightful semi detached property that has undergone significant improvement by the current owners to give a 'walk in condition' family home offering open plan modern day living. Warmed by gas fired central heating & double glazed throughout, No.5 comprises briefly: Lounge, **MODERN FITTED DINING KITCHEN WITH BUILT IN APPLIANCES** (Inc Dishwasher and five ring gas hob) & Victorian style Conservatory. To the first floor are three bedrooms and a **QUALITY COMBINED SHOWER ROOM/WC** with walk in shower cubicle. The home sits on a small, quiet cul-de-sac with large driveway to the front offering ample parking. To the rear is a generous garden laid to lawn with an additional plot of land off the back available to rent for greenhouse/allotment use & giving fantastic views of the canal (by Wentworth & Sunningdale association.) The property provides easy access to the M6 & M56 motorway networks via the A556 & Northwich Town Centre is approx. two miles away offering a wide range of shops & services including many major supermarket chains as well as multi screen Odeon cinema. **INTERNAL VIEWINGS COME HIGHLY RECOMMENDED BY THE FOX.**

- Square footage: Approx 1062 (98.2 Sq M)
- Tenure: Freehold
- Council Band: C
- EPC Rating: C
- Parking Arrangements: Driveway



5 Sunningdale Close
Rudheath Northwich

Offers in Excess of
£265,000



Accommodation

Lounge 15' 0" x 18' 11" (4.56m x 5.76m)

Kitchen/Diner 6' 11" x 18' 11" (2.1m x 5.76m)

Conservatory 9' 11" x 8' 9" (3.03m x 2.67m)

Landing 6' 4" x 15' 2" (1.93m x 4.63m)

Bedroom One 15' 1" x 10' 11" (4.59m x 3.34m)

Bedroom Two 11' 11" x 8' 5" (3.63m x 2.57m)

Bedroom Three 8' 11" x 9' 10" (2.72m x 2.99m)

Bathroom/WC 5' 9" x 6' 2" (1.75m x 1.88m)





*“Put your property
in our hands...”*

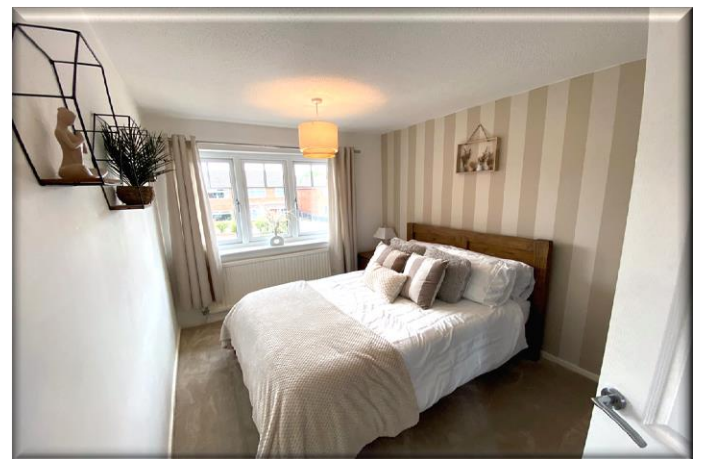


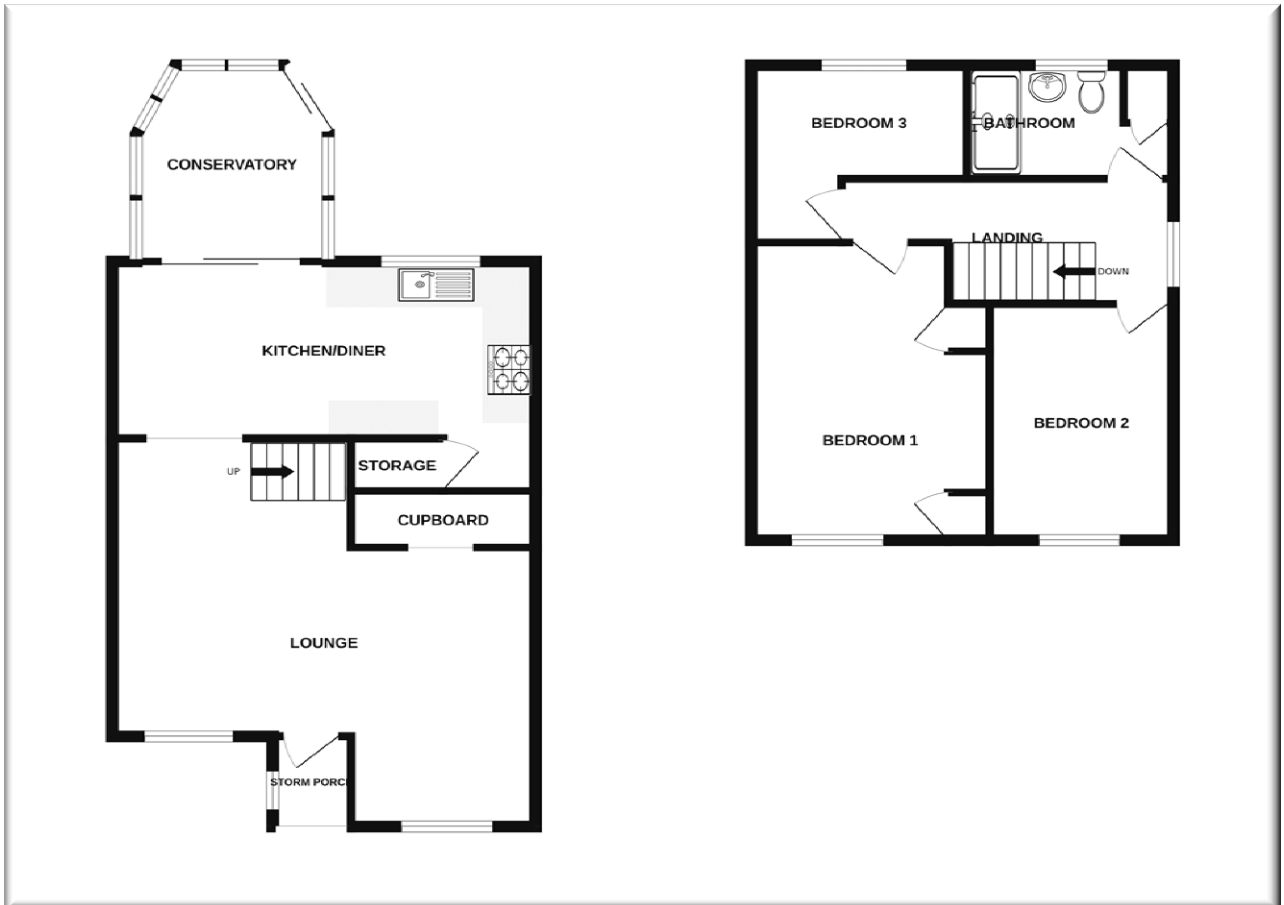
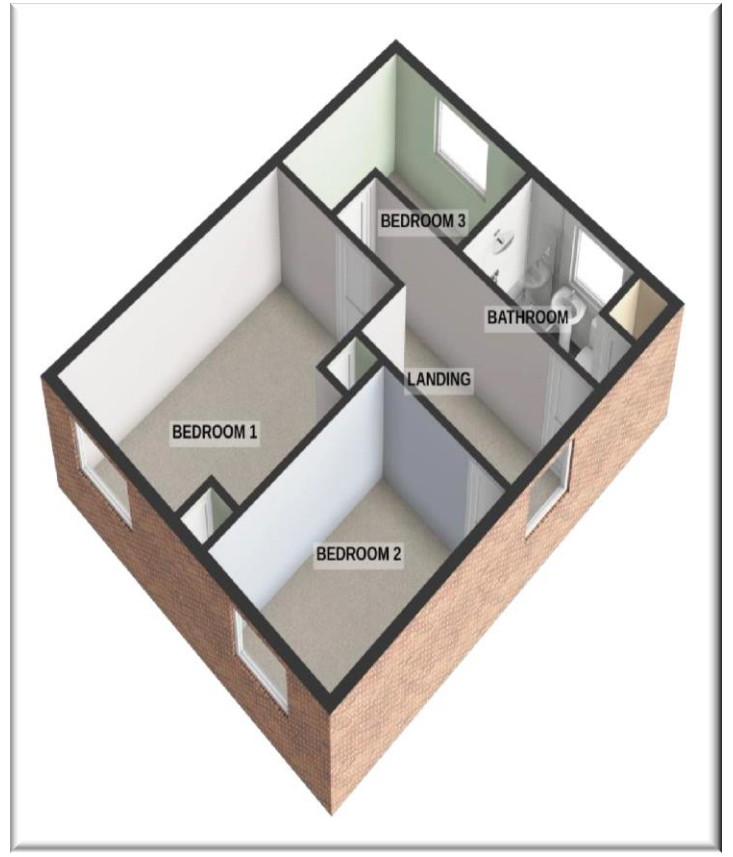
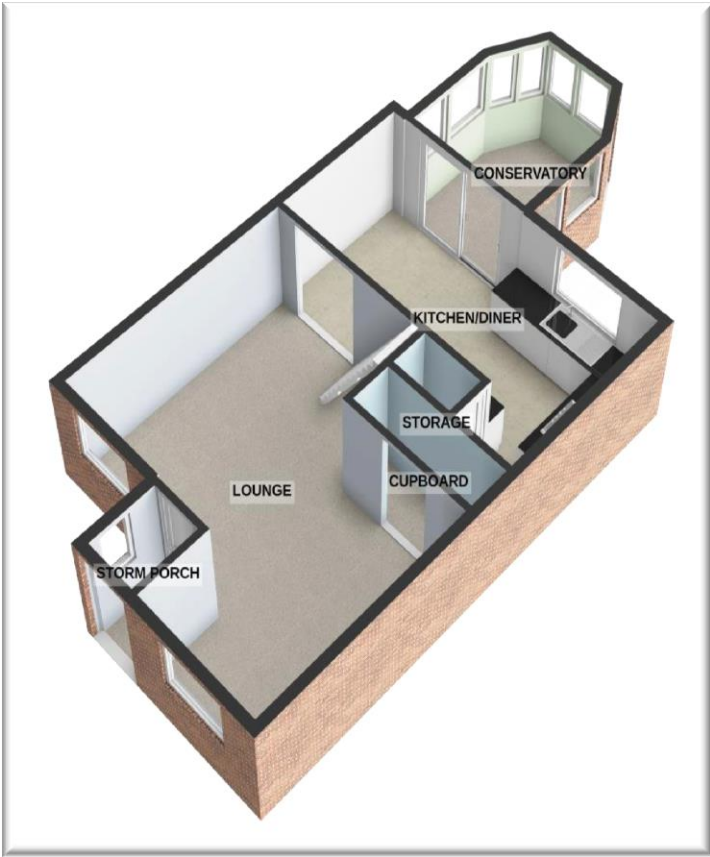
*“Ultimate Estate
Agency....From The Fox”*

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

e: info@royalfox.co.uk







Directions

From Northwich leave along Chesterway in the direction of Northwich railway station. At the roundabout turn right onto Station Road. At the traffic lights proceed straight on into Middlewich Road and proceed for around one mile. Turn left onto Wentworth Close and right into Sunningdale Close, number 5 is located on 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 Connected: Electric, Gas, Water (Meter) Sewerage
- Council Tax Band: C
- Parking Arrangements: Driveway





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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