



ROYAL FOX

... ultimate estate agency

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Key Features

- Mid Terraced
- Large Rear Extension
- Two Double Bedrooms
- Ideal Starter/Investment Property
- Gas Central Heating
- Vacant Possession
- UPVC Double Glazed
- Two Reception Rooms
- Ground Floor Bath/WC



Main Description ... IDEAL FIRST HOME OR INVESTMENT OPPORTUNITY - EXTENDED MID TERRACED - TWO DOUBLE BEDROOMS - CLOSE TO TESCO/RAILWAY STATION - TWO RECEPTION ROOMS - SOME UPDATING REQUIRED - EXCELLENT POTENTIAL..... Royal Fox are pleased to offer to the open market WITH NO ONWARD CHAIN this traditional pavement fronted mid terraced property that benefits from gas fired central heating, UPVC double glazed windows and a substantial single storey rear extension. The accommodation comprises briefly: entrance hall, TV room/snug, living/dining room, fitted kitchen, rear hall, combined bathroom/WC finished in white and two first floor double bedrooms. To the rear is a small private enclosed yard. With the single storey rear extension to the ground floor the property offers spacious accommodation for its type. For all viewings please contact either Josh or Nigel at the Northwich Branch.

- Approx Sq Ft - 738 - Sq m 68.6
- Leasehold - 999 Years from 18/10/1892 - Ground Rent - Nominal - Not Collected.
- Council Band - A --- EPC Rating - TBC
- Construction - Brick Cavity/Slate Services -
- Mains - Gas, Electric - Water - Sewer
- Parking - On Street



142 Greenall Road
Northwich

Guide Price
£105,000



Accommodation

Entrance Hall 10' 7" x 3' 8" (3.22m x 1.11m)

TV Room/Snug 10' 7" x 7' 10" (3.22m x 2.39m)

Living/Dining Room 14' 5" x 11' 11" (4.40m x 3.64m)

Kitchen 13' 0" x 5' 6" (3.96m x 1.67m)

Rear Hall 2' 9" x 5' 6" (0.85m x 1.67m)

Bathroom/WC 7' 9" x 5' 6" (2.36m x 1.67m)

First Floor Landing 2' 9" x 2' 9" (0.83m x 0.83m)

Bedroom One 11' 3" x 11' 11" (3.44m x 3.64m)

Bedroom Two 10' 6" x 11' 11" (3.21m x 3.64m)





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

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

Tel: 01606 44 0 44

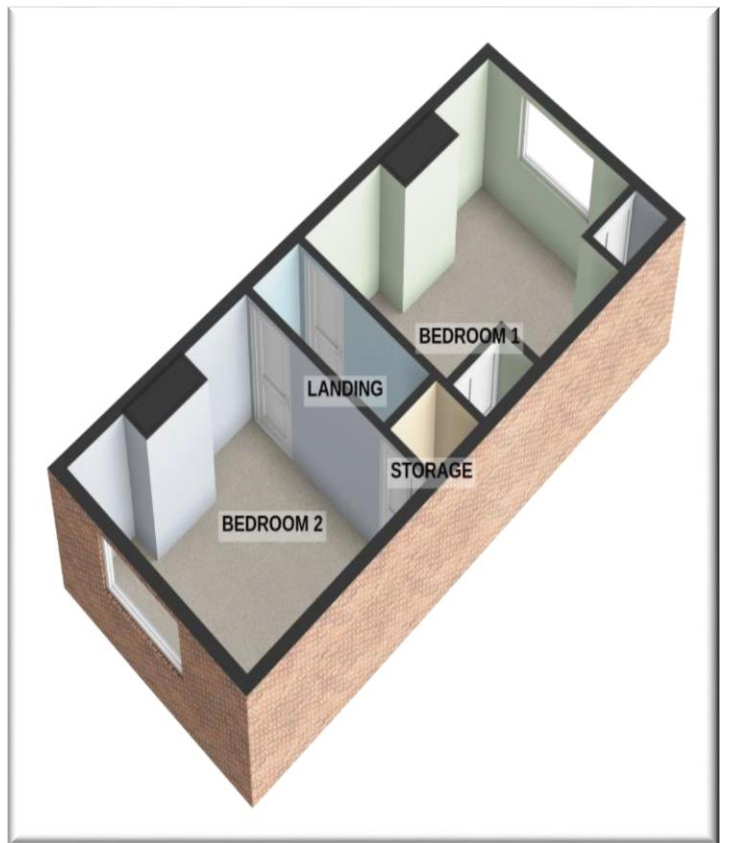
e: info@royalfox.co.uk





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





The Fox's Insight

- Tenure - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - A
- Parking Arrangements - Street Parking

Directions

From Northwich leave along Chester Way in the general direction of Northwich railway station. At the roundabout turn right along station road towards Tesco. At the traffic lights turn right onto Victoria Road and immediate first left, proceed to the end and turn right onto Greenall 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.

Energy Performance Certificate



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:** 68 m²

Use this document to:

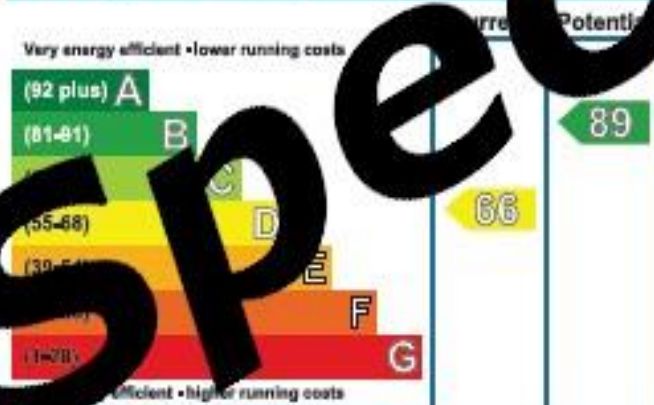
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

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	
Heating	£1,263 over 3 years	£906 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
Totals	£1,860	£1,299	You could save £561 over 3 years

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 TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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.