



ROYAL FOX

... ultimate estate agency

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Key Features

- Spacious Semi Detached
- Three Bedrooms
- Excellent Sized Plot
- Ample Parking & Double Garage
- Beautiful Gardens
- Downstairs WC
- Masses of Potential
- Open Kitchen/Diner
- Ideal Family Purchase



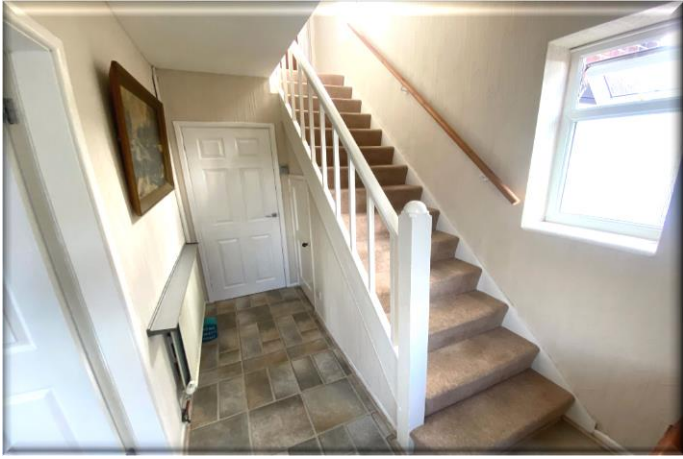
Main Description ... SPACIOUS SEMI DETACHED - IMPRESSIVE SIZED PLOT - THREE BEDROOMS - NO CHAIN ... Royal Fox Estates are delighted to offer this large, well laid out semi detached home with masses of potential. Situated on a large plot, the home gives buyers plenty of scope to extend & add value in the future. Warmed by gas fired central heating & UPVC double glazing throughout. The property comprises briefly: Entrance Hall, Lounge, Open Plan Dining Kitchen, Downstairs WC & Double Garage with electric powered door.. To the first floor are three bedrooms & three piece family bathroom finished in white. The home stands in attractive gardens to the front & rear. Ample parking is available at the front with a gated driveway. The large rear Garden lovingly maintained, laid to lawn with patio area & a mixture of mature shrubs and fruit trees. The property is located close to central Northwich with it's wide range of shops, services, major supermarkets & Odeon Cinema. Commuters will benefit from Northwich Station being a short walk away, as well as easy access via the A556 to the nearby M6 & M56 motorway networks. **VIEWINGS ARE STRONGLY ADVISED TO APPRECIATE WHAT THIS PROPERTY HAS TO OFFER.**

- Sq Footage: 1215 Sq Ft (112.9 Sq M)
- Tenure: Freehold
- Council Band: B
- EPC Rating: C
- Parking Arrangements: Driveway & Double Garage



31 Belmont Road
Northwich

Offers in Excess of
£215,000



Accommodation

Entrance Hall 10' 11" x 6' 6" (3.32m x 1.97m)

Lounge 10' 11" x 14' 6" (3.32m x 4.41m)

Dining Kitchen 10' 1" x 18' 1" (3.07m x 5.51m)

WC 4' 6" x 2' 11" (1.37m x 0.9m)

Double Garage

Bedroom One 10' 10" x 12' 1" (3.31m x 3.68m)

Bedroom Two 10' 1" x 14' 7" (3.08m x 4.44m)
Reducing to 2.59 (Length)

Bedroom Three 8' 0" x 9' 1" (2.43m x 2.76m)

Family Bathroom 5' 6" x 6' 5" (1.67m x 1.96m)

First Floor Landing 7' 3" x 9' 0" (2.21m x 2.74m)





*“Put your property
in our hands...”*



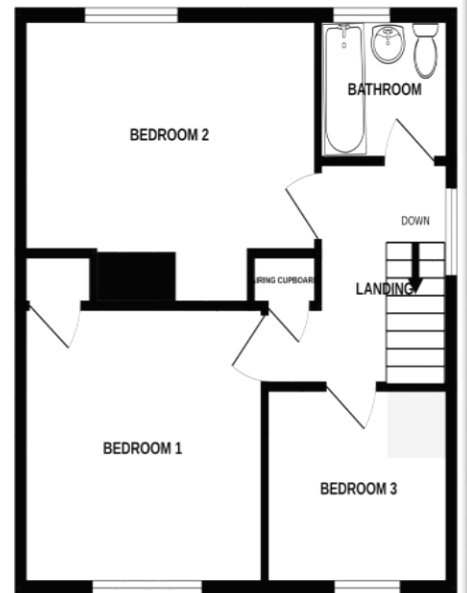
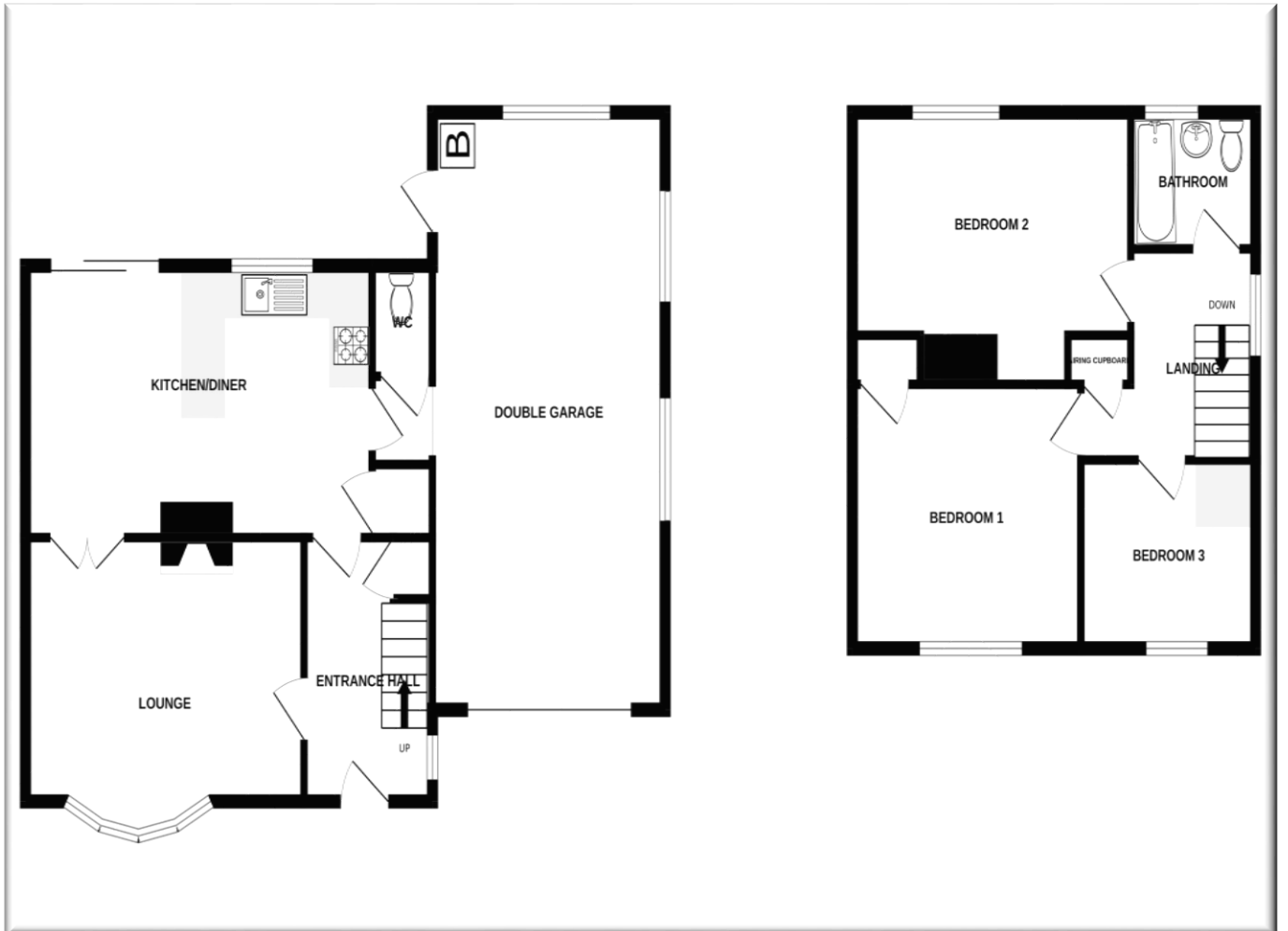
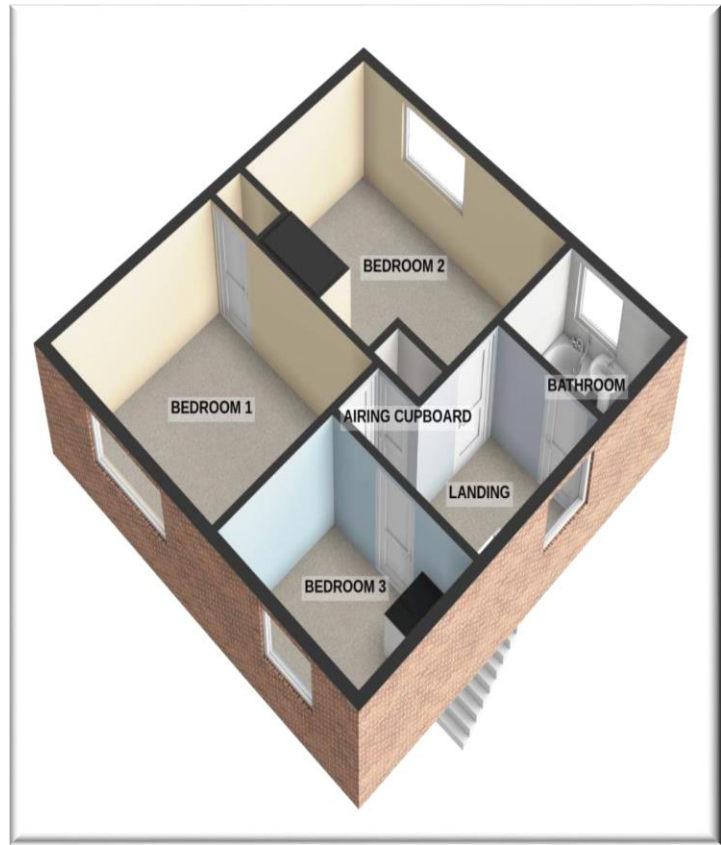
*“Ultimate Estate
Agency....From The Fox”*

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

e: info@royalfox.co.uk







Directions

From Middlewich Road leaving Northwich, turn right down Malpas Road. At the roundabout take the third exit onto Belmont Road. Continue along and no.31 can be found 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) Sewage
- Council Band: B
- Parking Arrangements: Driveway & Double Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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