



ROYAL FOX

... ultimate estate agency

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Key Features

- Circa 1950's Det Bungalow
- Stunning Plot
- Four Bedrooms
- Potential To Extend
- 1/3 Acre Plot
- Open Countryside Views
- Double Tandem Garage
- Sought After Village
- Secret Garden



Main Description ... DETACHED TRUE BUNGALOW - EXTENDED ACCOMMODATION - STUNNING 1/3 ACRE PLOT - FOUR

BEDROOMS - POTENTIAL TO EXTEND - SOUGHT AFTER VILLAGE LOCATION.... Royal Fox are pleased to offer to the open market with NO ONWARD CHAIN this spacious 1950's built detached true bungalow. Set back from Hill Top Road the bungalow occupies around a 1/3 of an acre plot to include a stunning south west facing rear garden laid to lawn, patio area, well stocked flower beds, gated secret garden backing onto beautiful Cheshire countryside, various outbuildings, attached double tandem garage with electric roller shutter door, carport and a large blocked paved driveway. **ACCOMMODATION** - The property comprises briefly: entrance porch, reception hallway, lounge with wood burning stove, dining room, large fitted breakfast kitchen with built in appliances, bright and airy sun lounge located to the rear of the property enjoying beautiful garden views, four bedrooms, master with en-suite and a further family bath/shower room/WC. The bungalow benefits from gas fired central heating (condenser boiler) and Upvc double glazed windows. **LOCATION** - Acton Bridge is a small picturesque village located on the south side of the river Weaver and is surrounded by beautiful Cheshire countryside & farmland. The village has its own public House (The Hazel Pear) and Acton Bridge railway station that serves the West Coast Main Line - Liverpool/Birmingham is a five minute walk away. The village of Weaverham with many local shops and services is around a 3 minute car journey away. For the commuter excellent transport links are available with good access afforded to the local motorway network, with Manchester and Liverpool airports both around a 30 minute car journey away.

- Approx Sq ft - 1503 - Sq m - 139.6
- EPC Rating - D
- Freehold
- Services - Mains - Gas- Electric- Water - Sewer
- Council Band - F
- Parking - Double Garage & Driveway



69 Hill Top Road
Acton Bridge Northwich

Offers in Region of
£625,000



Accommodation

Entrance Porch

Reception Hallway 47' 6" x 4' 4" (14.48m x 1.32m)

Lounge 16' 1" x 13' 3" (4.89m x 4.03m)

Dining Room 8' 8" x 14' 9" (2.64m x 4.50m)

Breakfast Kitchen 18' 9" x 13' 11" (5.71m x 4.24m)

Sun Lounge 12' 3" x 15' 11" (3.73m x 4.85m)

Bedroom One 13' 11" x 11' 0" (4.23m x 3.35m)

En-Suite 6' 0" x 10' 6" (1.84m x 3.20m)

Bedroom Two 8' 0" x 12' 6" (2.44m x 3.82m)

Bedroom Three 7' 10" x 11' 0" (2.39m x 3.35m)

Bedroom Four 6' 11" x 11' 11" (2.11m x 3.63m)

Family Bath/Shower Room/WC 9' 11" x 9' 5" (3.03m x 2.88m)

Double Garage 34' 6" x 10' 11" (10.52m x 3.33m)





*“Put your property
in our hands...”*



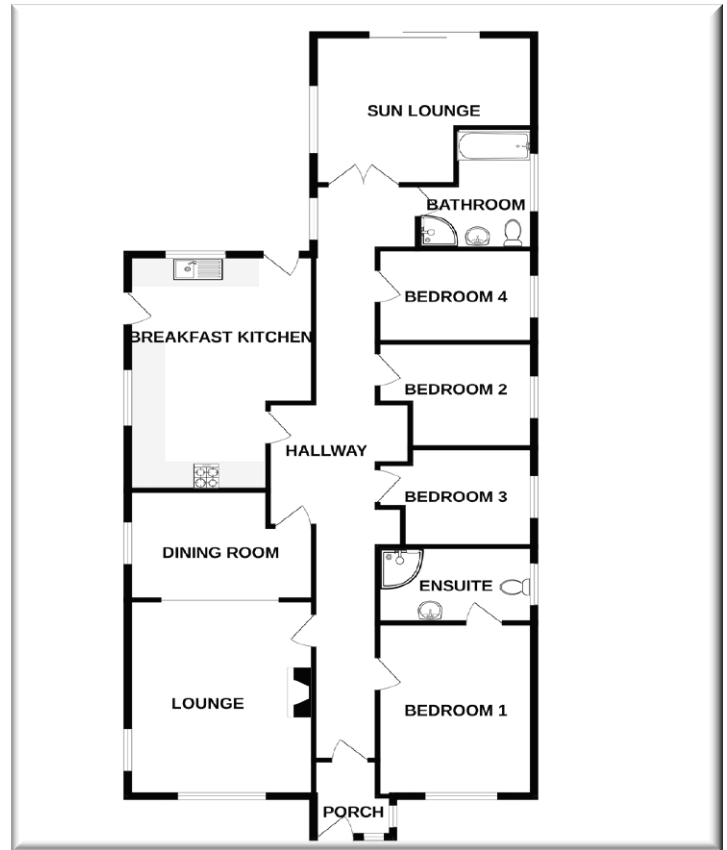
*“Ultimate Estate
Agency....From The Fox”*

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

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Directions

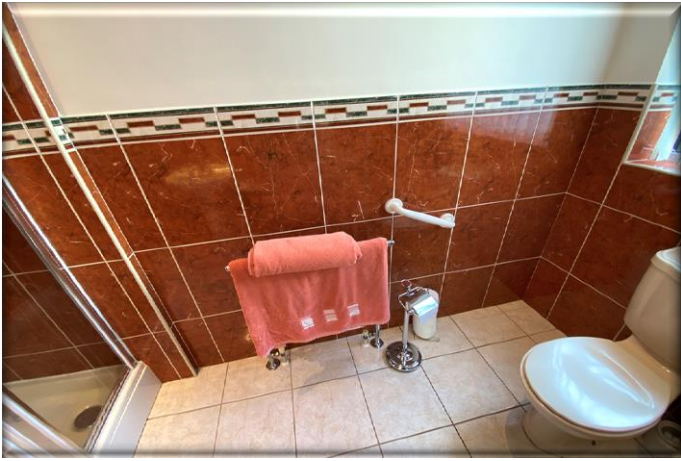
Proceed out of Northwich on the A559 Chester Road towards Hartford. At the Greenbank Hotel bear right onto Beech Road towards Weaverham. At the mini roundabout proceed straight on into Northwich Road, pass through the centre of Weaverham to the T junction with the B5142 Sandy Lane. Turn left and first right onto the B5153 Station Road, proceed towards Acton Bridge railway station and turn right onto Hill Top Road, number 69 can be found on the left hand side, identified by our distinctive for sale board.

“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 Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - TBC
- Parking Arrangements - Double Garage & Driveway







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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