



ROYAL FOX

... ultimate estate agency

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Key Features

- Stylish Detached
- Ideal Family Purchase
- Three Bedrooms
- En-Suite & Guest WC
- Modern Kitchen
- Private Gardens
- Driveway & Garage
- Popular Development
- GFCH & UPVC D/G



Main Description ... **STYLISH DETACHED HOUSE - THREE BEDROOMS - CONTEMPORARY INTERIOR - PRIVATE GARDENS - DRIVEWAY & GARAGE**

Royal Fox Estates are very pleased to offer to the open market this modern detached family home built by Bellway Homes offering exceptionally well presented accommodation befitting from gas fired central heating, Upvc double glazed windows, two car driveway and brick built garage having, power, lights and up and over door. **ACCOMMODATION** - Decorated in neutral tones throughout the property comprises briefly: covered storm porch, reception hallway, guest WC, dual aspect living room, quality fitted kitchen with a full range of built in appliances to include, oven, hob, cooker hood, dishwasher and larder fridge/freezer, separate utility zone plumbed for a automatic washing machine. To the first floor are three generous bedrooms, en-suite to the main bedroom with walk in shower cubicle and a combined family bathroom/WC finished in white. **OUTSIDE**- The property enjoys a corner position with a fully enclosed private garden, laid to lawn with patio area, gated access to the driveway and garage **LOCATION** - Situated close to Lostock Gralam COE, primary school, local shops and Lostock railway station, Northwich town centre is around a two mile drive away The is located close to the A556 making onward commutes easy via the M6/M56 motorways to Manchester, Chester, Warrington, Liverpool and Manchester & Liverpool International airports.

- Approx Sq Ft - Leasehold
- Length Of Lease 999 Years From 01/08/24 Ground Rent - £270 p.a
- Council Band - D
- EPC Rating - B
- Construction - Brick Cavity/Tiled
- Services - Mains - Gas/Electric/Water (Meter) /Sewer
- Parking - Driveway/Single Garage



2 Thornley Green
Lostock Gralam Northwich

Guide Price
£315,000



Accommodation

Storm Porch

Reception Hallway 8' 7" x 6' 11" (2.61m x 2.11m)

Guest WC 4' 11" x 3' 7" (1.49m x 1.08m)

Dual Aspect Living Room 18' 4" x 9' 10" (5.59m x 2.99m)

Breakfast Kitchen 18' 4" x 8' 5" (5.59m x 2.56m)

Utility Zone 4' 2" x 6' 11" (1.27m x 2.1m)

First Floor Landing 11' 8" x 6' 5" (3.56m x 1.95m)

Bedroom One 13' 3" x 10' 0" (4.03m x 3.05m)

En-Suite 4' 9" x 10' 0" (1.44m x 3.05m)

Bedroom Two 9' 7" x 9' 1" (2.92m x 2.77m)

Bedroom Three 6' 7" x 9' 1" (2.01m x 2.77m)

Family Bathroom/WC 6' 2" x 7' 7" (1.88m x 2.31m)





*“Put your property
in our hands...”*

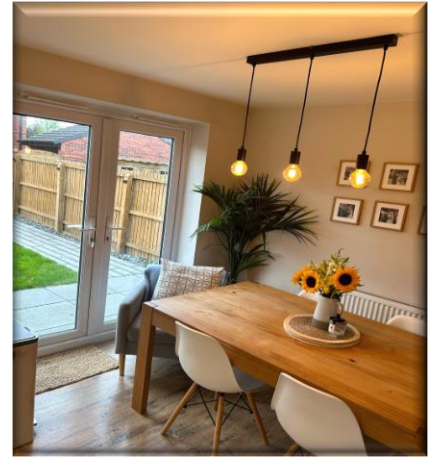
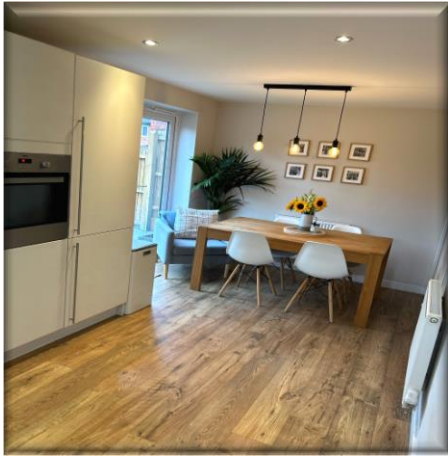


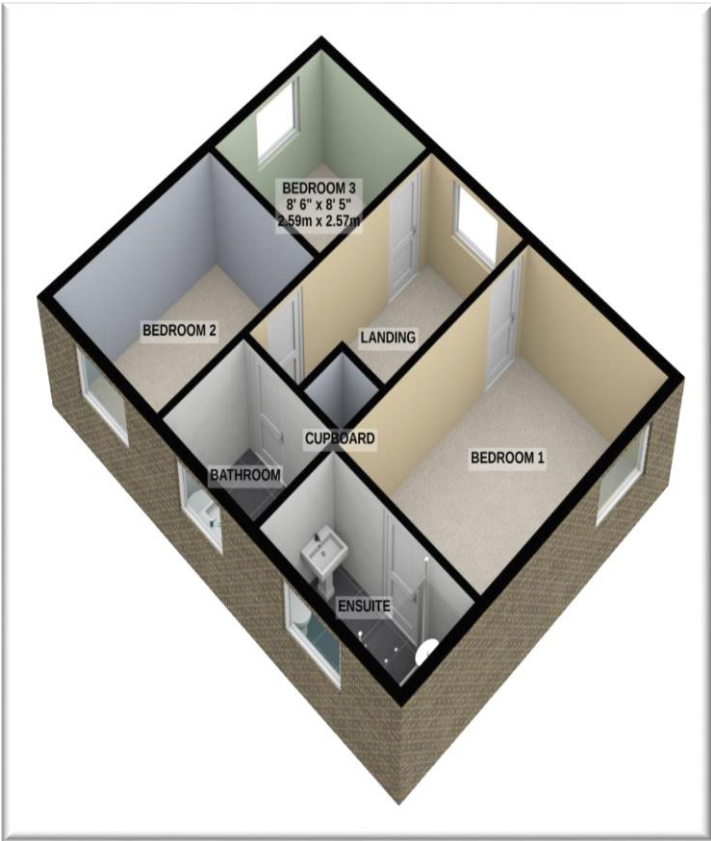
*“Ultimate Estate
Agency....From The Fox”*

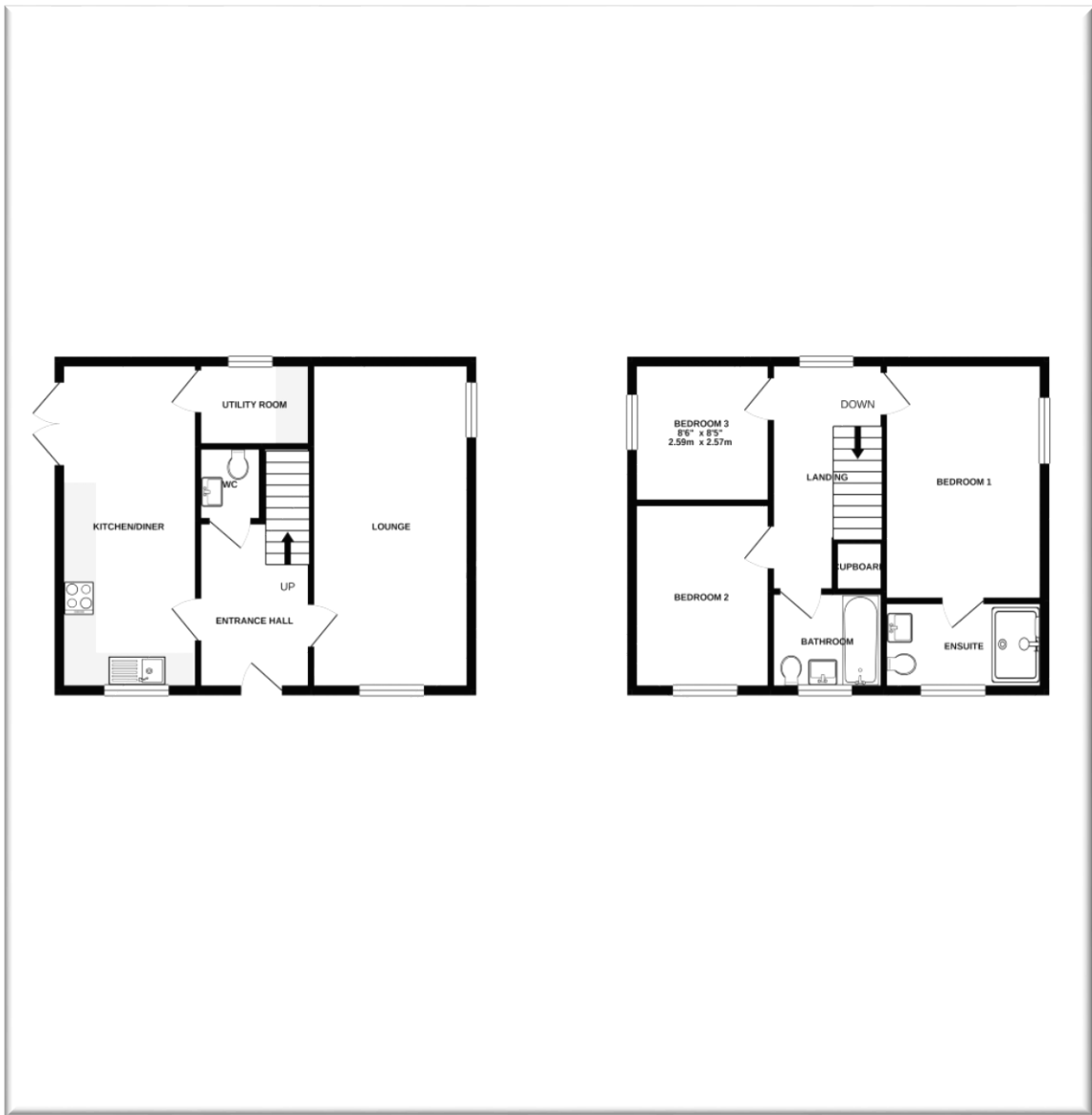
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along A559 Chester Way, at the roundabout take the third exit and proceed onto the A559 Manchester Road. After approx 1.75 miles at the junction with Station Road, proceed straight on through the traffic lights and turn right at the next set of lights into Cheshire Limes. At the roundabout take the right turning towards the public house and Travel Lodge on your left. At the crossroads turn right and first right into Thornley Green.

“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 - Leasehold (ground rent £200 pa)
- Title Number - TBC
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- Mains Services Connected - Gas, Electric, Water (Meter) Main Sewer
- Council Tax Banding - D
-





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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