



ROYAL FOX

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Key Features

- Modern End Town House
- Three Bedrooms
- Stylish Open Plan Living
- Gas Central Heating
- Private Parking Space
- Close To Amenities/Schools
- Rear Garden
- Guest WC
- UPVC Double Glazed



Main Description ... MODERN END MEWS - THREE BEDROOMS - PERFECT STARTER HOME/YOUNG FAMILY HOME - CUL-DE-SAC POSITION - VACANT POSSESSION... Royal Fox Estates are pleased to offer to the open market this modern three bedroom end town house located within a small residential development. The accommodation features gas fired central heating (Hive system & combination boiler) UPVC double glazed windows and smoke alarms. The stylish interior offers open plan living and comprises briefly: entrance hall, guest WC, modern kitchen with a range of built in appliances to include oven, hob and under counter larder fridge with separate freezer, living/dining room having sliding patio doors allowing for access to the rear garden. To the first floor are three bedrooms and a combined bathroom/WC with shower attachment over the bath.

OUTSIDE - To the front of the property is one private parking space, visitor parking spaces are also available. A gated passageway runs adjacent to the side of the property and leads to the private fenced rear garden laid to lawn with patio area.

LOCATION - The development sits within an already established residential district with an excellent range of local amenities and shopping literally on the doorstep to include a convenience store/post office, pharmacy and takeaway establishments. Both primary and secondary schools are within walking distance of the property and excellent access is afforded to the A556 and onward motorway connections for both the M56 & M6 motorways. A full Material Information Report is available in branch to view.

- Approx Sq Ft - 728 (67.7 Sqm)
- Freehold
- Council Band - B
- EPC Rating - B
- Construction - Brick/Tiled
- Services - Mains - Gas/Electric/Water (Meter) Sewer
- Parking - One Space Allocated



3 Pillar Gardens Clifton Drive
Leftwich Northwich

Guide Price
£180,000



Accommodation

Entrance Hall 4' 8" x 4' 8" (1.41m x 1.41m)

Guest WC 5' 3" x 4' 7" (1.6m x 1.4m)

Kitchen 11' 6" x 9' 9" (3.51m x 2.97m)

Living/Dining Room 16' 4" x 13' 7" (4.98m x 4.14m)

First Floor Landing 10' 2" x 7' 1" (3.1m x 2.16m)

Bedroom One 9' 2" x 13' 7" (2.79m x 4.14m)

Bedroom Two 11' 2" x 9' 11" (3.4m x 3.03m)

Bedroom Three 8' 0" x 6' 8" (2.44m x 2.03m)

Family Bathroom/WC 6' 6" x 6' 2" (1.98m x 1.88m)





*“Put your property
in our hands...”*



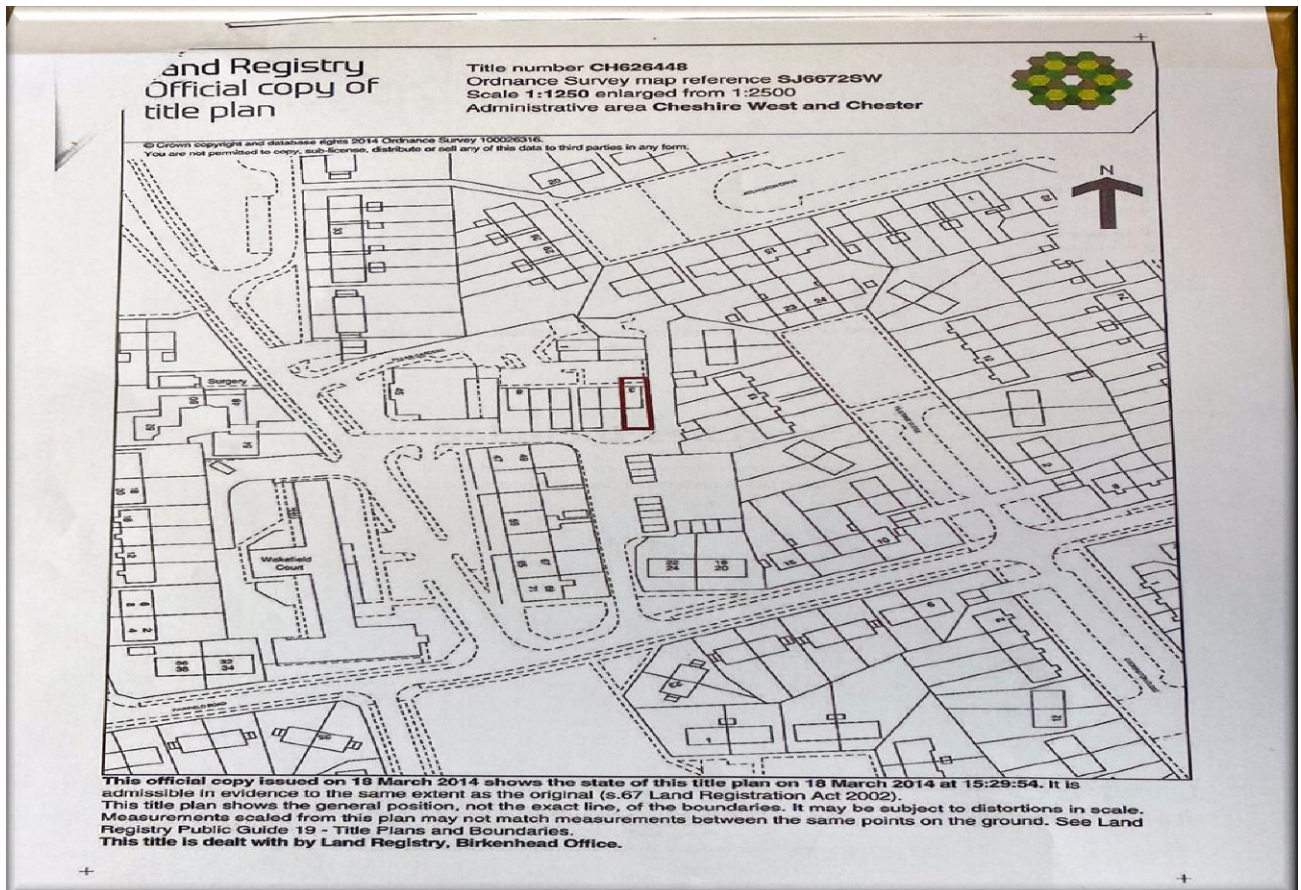
*“Ultimate Estate
Agency....From The Fox”*

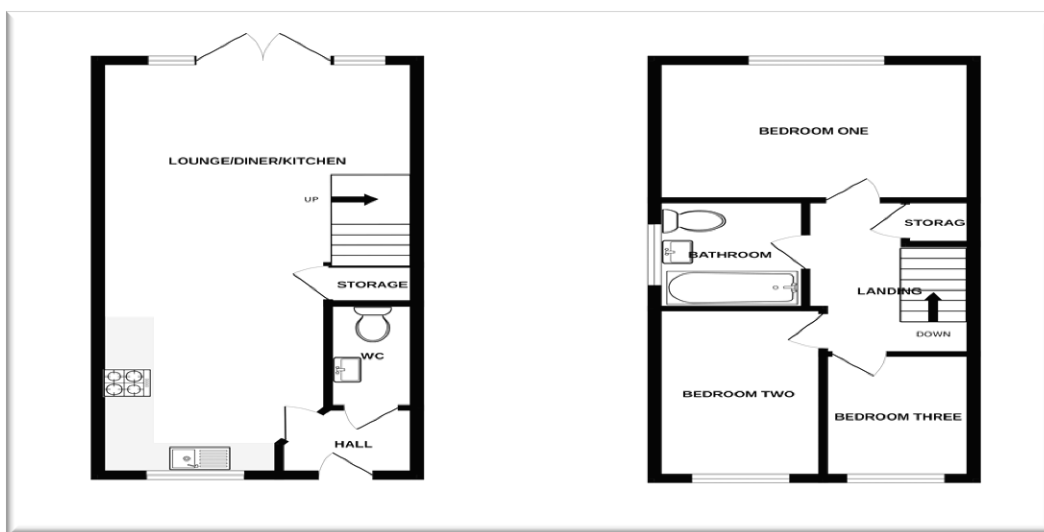
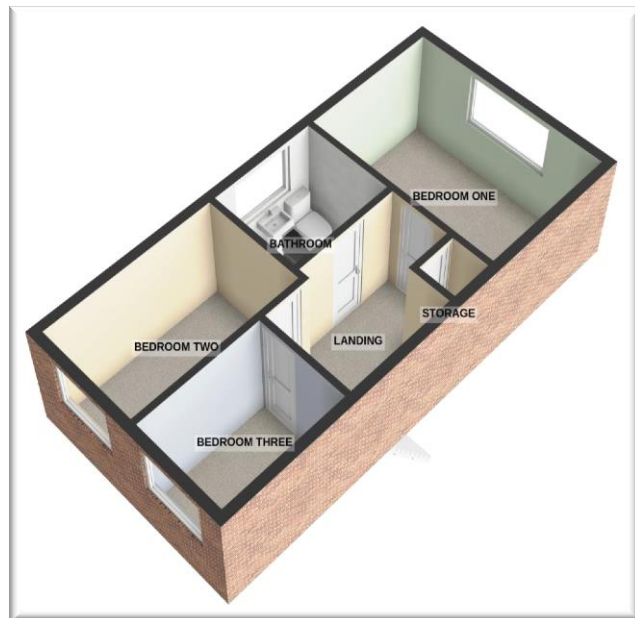
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Proceed out of Northwich along the (A559) Chester Way, continue through the one way system (A5509) Chester Way turning left at the traffic lights onto the (A533) London Road. Follow the road and at the traffic lights with London Road and Kingsmead, bare left and continue along London Road turning left along Old Hall Road, turn second right onto Clifton Drive and Pillar Gardens can be found on the left hand side just before the parade of shops.

“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 - Electric, Gas, Water (Meter) , Main Sewer
- Council Tax Banding - B
- Parking Arrangements - One parking Space Allocated





Energy Performance Certificate



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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:** 66 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	£998 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, fridges, freezers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(13-38) F		
(1-12) G		
Very inefficient • higher running costs		89

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.