



ROYAL FOX

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Key Features

- Spacious Mid Terraced
- Two Double Bedrooms
- Bathroom & Shower Room
- Gas Central Heating
- Two Reception Rooms
- Upvc Double Glazed
- Modern Kitchen
- Utility Room
- Rear Yard



Main Description ... IDEAL STARTER HOME - SPACIOUS TERRACED - TWO DOUBLE BEDROOMS - MODERN KITCHEN - SOUGHT AFTER LOCATION - NO ONWARD CHAIN. Royal Fox Estates are very pleased to offer to the open market this well presented garden fronted mid terraced house. The property features gas fired central heating (combination boiler) Upvc double glazed windows and comprises briefly: Entrance into lounge, separate dining room, modern well fitted kitchen with built in appliances, utility room and a ground floor shower Room/WC. To the first floor are two generous double bedrooms and a family bathroom/WC with corner walk in shower cubicle.

OUTSIDE - To the front of the property is a small walled forecourt, covered passageway to the side of the property leading to a gated, walled and fenced private paved yard.

LOCATION - Appleton Street is conveniently positioned for local amenities and is a approx 3 minute car journey or 10/15 minute walk from Northwich town centre where a large selection of shops, larger stores and amenities can be found to include the Memorial hall/Swimming baths and barons Quay with its selection of restaurants, shops and the Odeon cinema.

- Approx Sq Ft - 831 (77.2 Sq m)
- Freehold
- Council Band - A -- EPC Rating - D
- Construction - Brick/Slate Services –
- Mains - Gas/Electric/Water/Sewer
- Parking - Street



43 Appleton Street
Winnington Northwich

Guide Price
£165,000



Accommodation

Lounge 11' 4" x 12' 1" (3.46m x 3.69m)

Dining Room 11' 9" x 12' 1" (3.59m x 3.69m)

Kitchen 9' 9" x 7' 5" (2.98m x 2.25m)

Utility 8' 9" x 4' 10" (2.66m x 1.47m)

Shower Room/WC 10' 4" x 2' 8" (3.15m x 0.81m)

First Floor Landing 2' 7" x 2' 7" (0.80m x 0.80m)

Bedroom One 11' 10" x 12' 1" (3.60m x 3.69m)

Bathroom/WC 9' 9" x 7' 4" (2.97m x 2.23m)

Bedroom Two 9' 2" x 15' 9" (2.80m x 4.79m)





*“Put your property
in our hands...”*



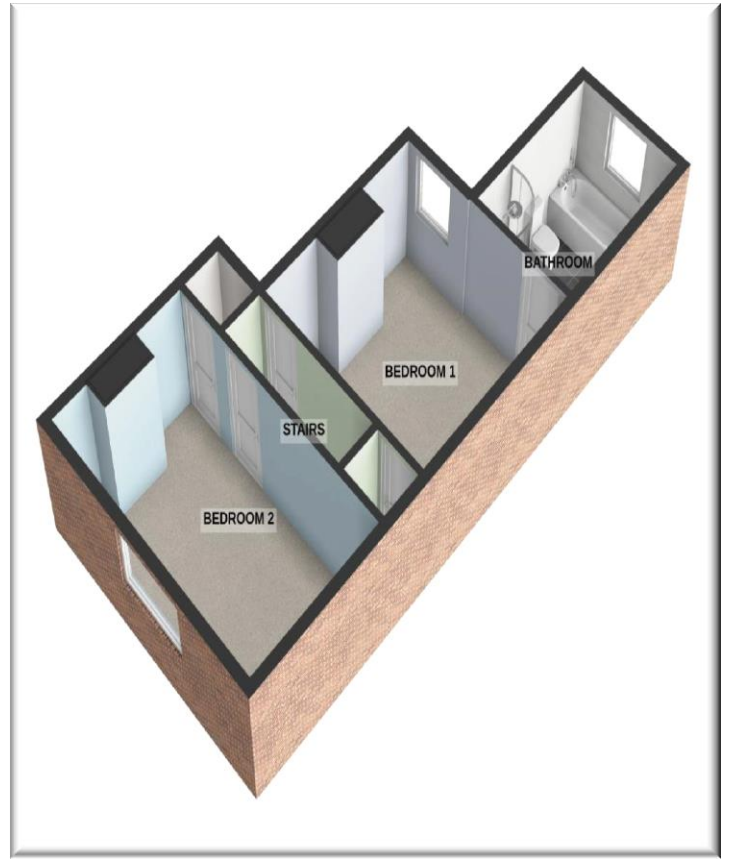
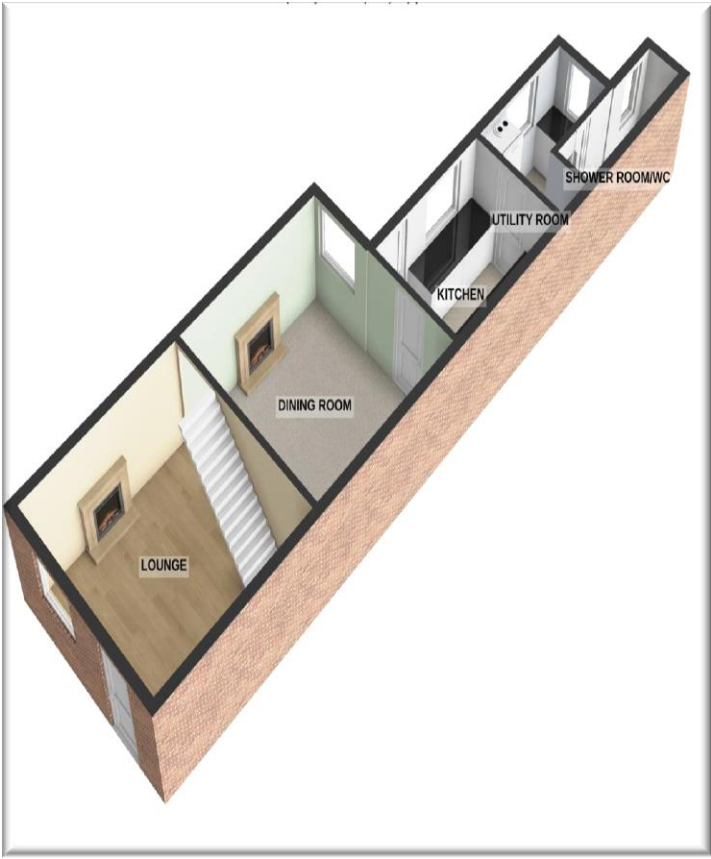
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
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Directions

From Northwich leave along the one way system towards Castle, cross over the bridge and at the traffic lights turn right as going back towards Northwich centre. At the junction turn left into Winnington Lane and proceed up the hill passing the petrol station on your right hand side, carry on a little further and turn left into Appleton Street, No.43 is located on the right 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 Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Electric, Gas, Water , Main Sewer
- Council Tax Banding - A
- Parking Arrangements - On Street Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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