



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
£150,000



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)

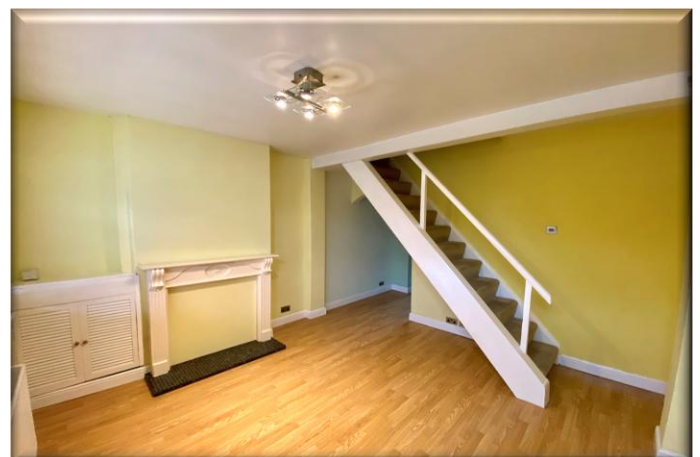
Shower Room/WC 10' 4" x 2' 8" (3.15m x 0.81m)

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..."*



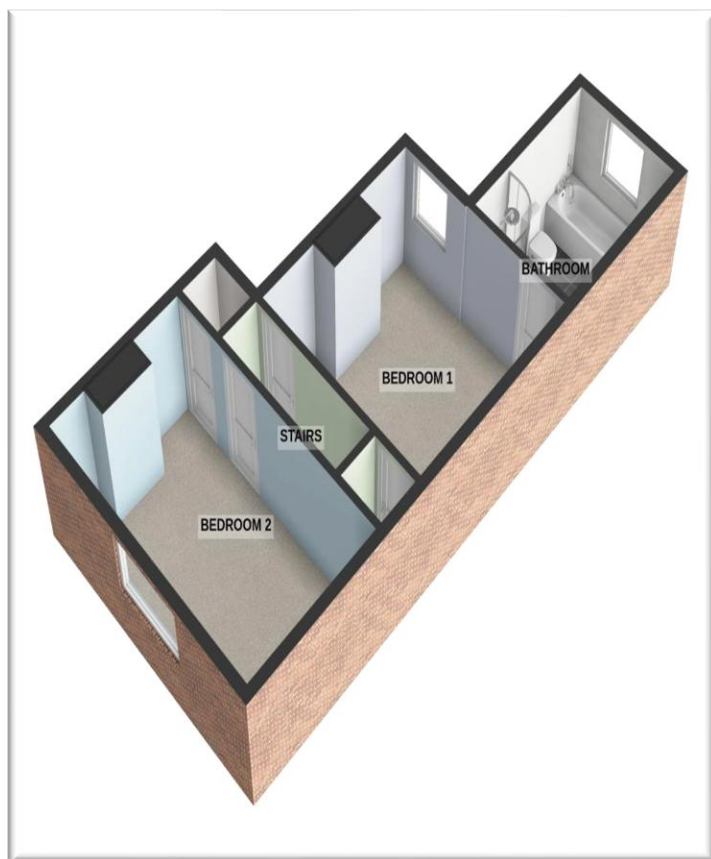
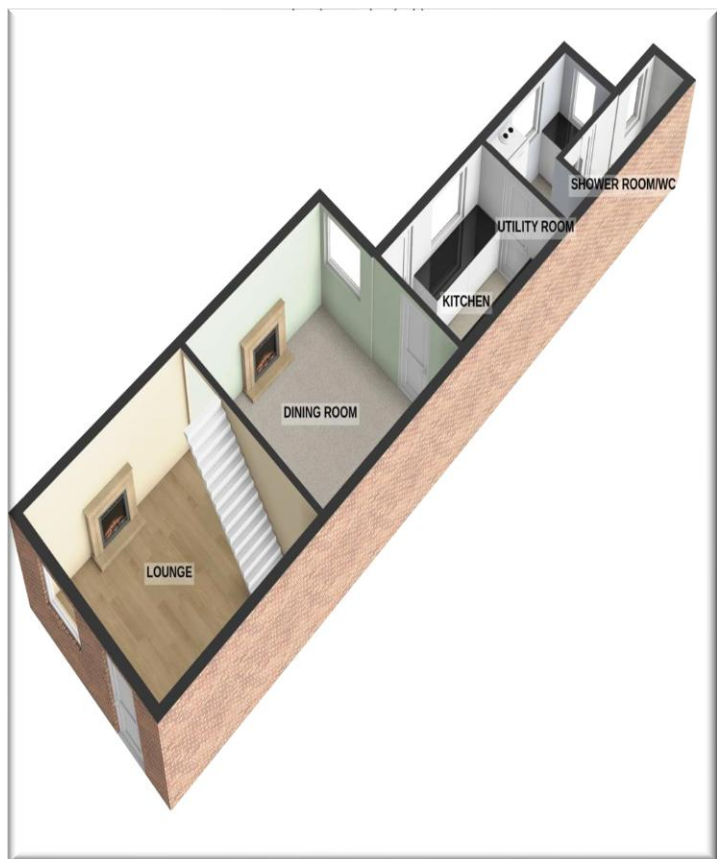
*"Ultimate Estate
Agency....From The Fox"*

**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"***



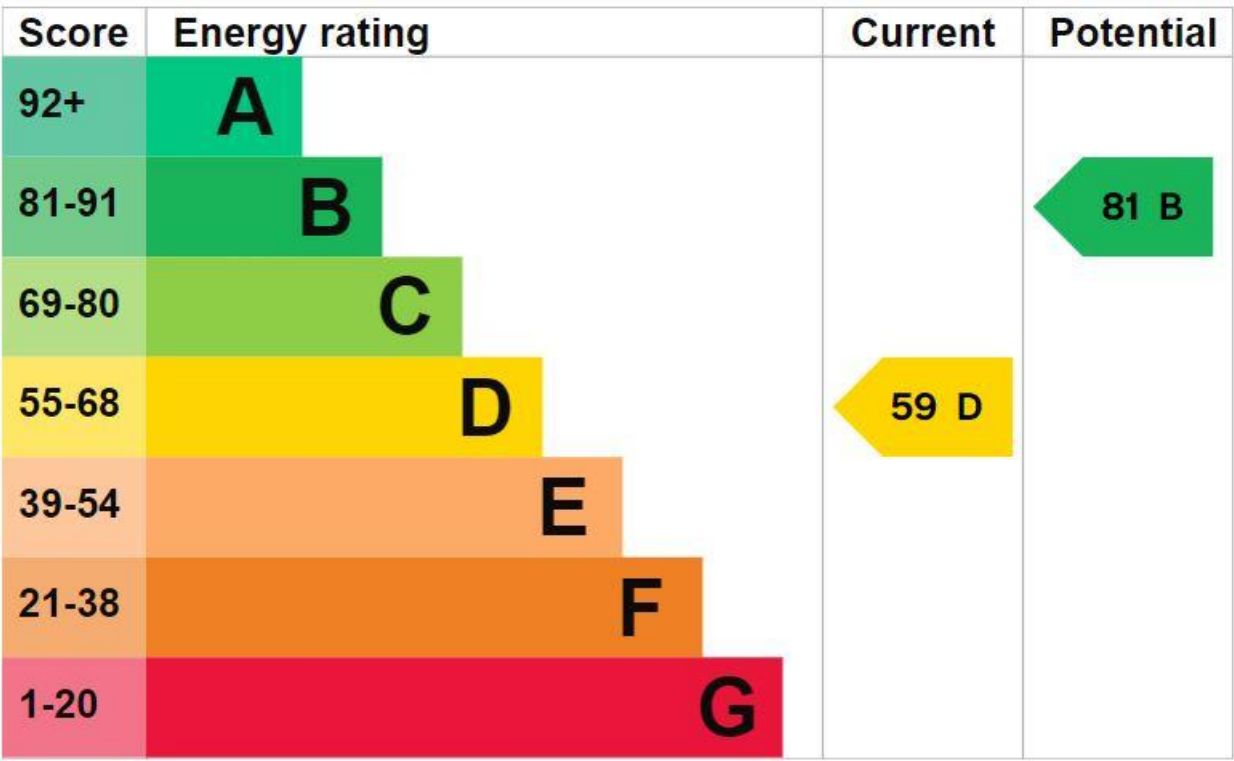
IMPORTANT NOTE:

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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



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