



# ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

## Key Features

- Beautifully Appointed Semi
- Stunning Location
- Extended Accommodation
- Three Bedrooms
- Stylish Kitchen
- Impressive Conservatory
- Guest WC
- No Chain
- Village Life



**Main Description ... TWO WORDS - SIMPLY STUNNING - EXTENDED SEMI DETACHED - THREE BEDROOMS - IMPRESSIVE CONSERVATORY - STYLISH KITCHEN - BEAUTIFUL GARDENS - GLORIOUS OPEN VIEWS TO THE REAR.** Royal Fox Estates are very pleased to offer to the open market **WITH NO ONWARD CHAIN** this attractive semi detached house enjoying a cul-de-sac location located within the small village of Lostock Green. The property features gas fired central heating, Upvc double glazed windows and comprises briefly: covered porch, reception hallway, guest WC, dual aspect lounge/dining room, stylish fitted kitchen with **BUILT IN APPLIANCES**, large conservatory, three first floor bedrooms, two having fitted robes and a modern shower room/WC.

**OUTSIDE** - The property enjoys a large garden plot, to the front is a garden area, blocked paved driveway providing ample off street parking, integral half garage with up and over door (storage only). To the side is a gated walkway allowing access to the large and extremely well maintained rear garden that backs onto beautiful Cheshire countryside, large concrete sectional tandem garage (no vehicular access) The rear garden is laid to lawn with flower beds and a Indian Stone paved patio.

**LOCATION** - Enjoying countryside tranquility set in the scenic village of Lostock Green excellent access is afforded to the A556 with onward commutes to the local motorway network, Manchester, Liverpool, Warrington & Chester. Internal viewings on this property come highly recommended by the FOX.

- Approx Sq Ft - 1360 (124.4 Sq M)
- Freehold
- Council Band - D ---- EPC Rating - TBC
- Construction - Brick/Tiled Services –
- Mains - Gas/Electric/Water (Meter) Sewer
- Parking - Driveway



26 Greenside Drive  
Lostock Green Northwich

Guide Price  
**£325,000**



## Accommodation

### Covered Porch

**Reception Hallway** 14' 5" x 5' 10" (4.39m x 1.78m)

**Guest WC** 3' 1" x 5' 3" (0.93m x 1.61m)

**Lounge/Dining Room** 25' 0" x 11' 4" (7.62m x 3.45m)  
reducing in width 2.86m

**Kitchen** 10' 5" x 16' 8" (3.17m x 5.07m)

**Conservatory** 16' 0" x 16' 2" (4.87m x 4.94m)

**First Floor Landing** 6' 2" x 7' 9" (1.88m x 2.35m)

**Bedroom One** 12' 0" x 11' 2" (3.66m x 3.41m)  
Measured wall to wall

**Bedroom Two** 12' 9" x 9' 3" (3.89m x 2.83m)  
measured wall to wall

**Bedroom Three** 9' 1" x 7' 9" (2.76m x 2.37m)

**Shower Room/WC** 8' 11" x 5' 8" (2.73m x 1.72m)





*“Put your property  
in our hands...”*



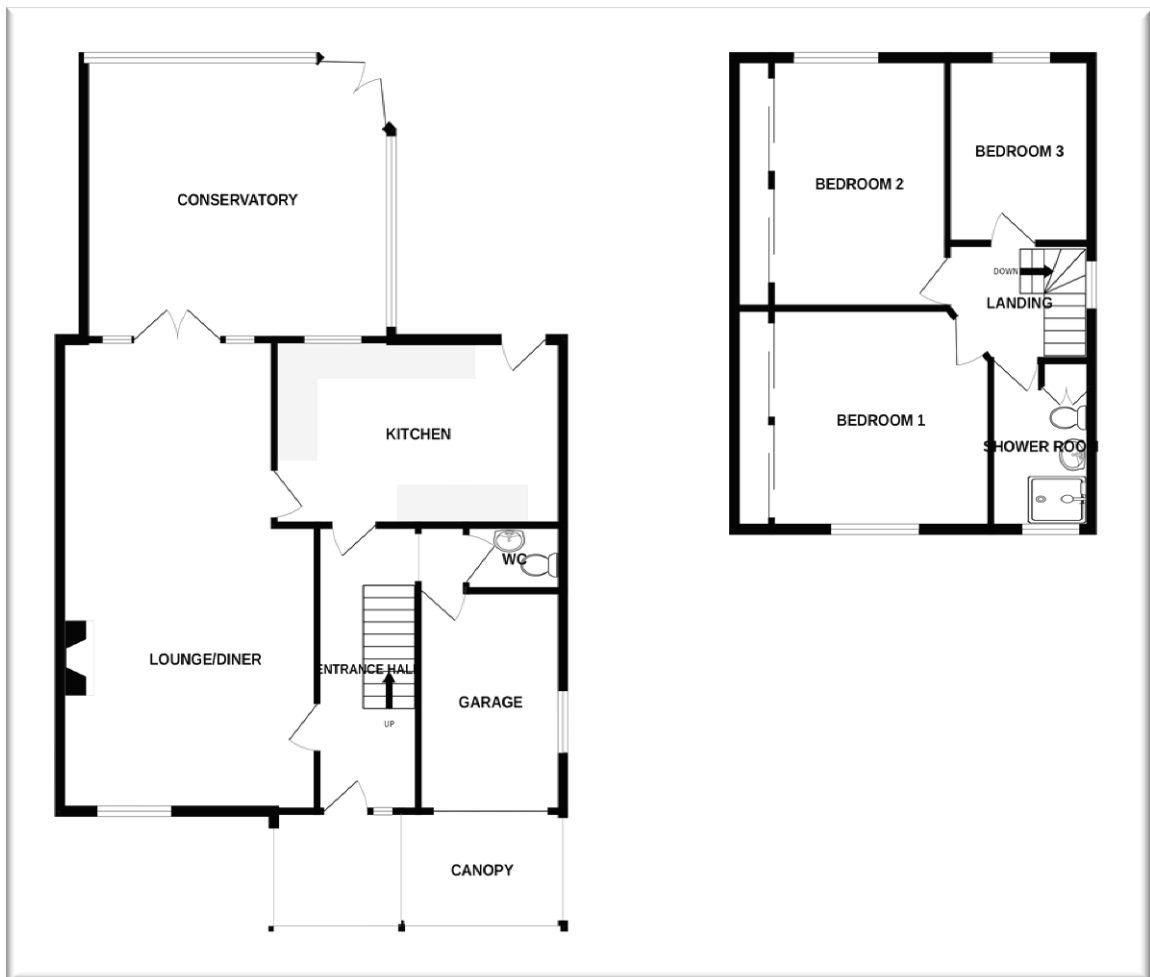
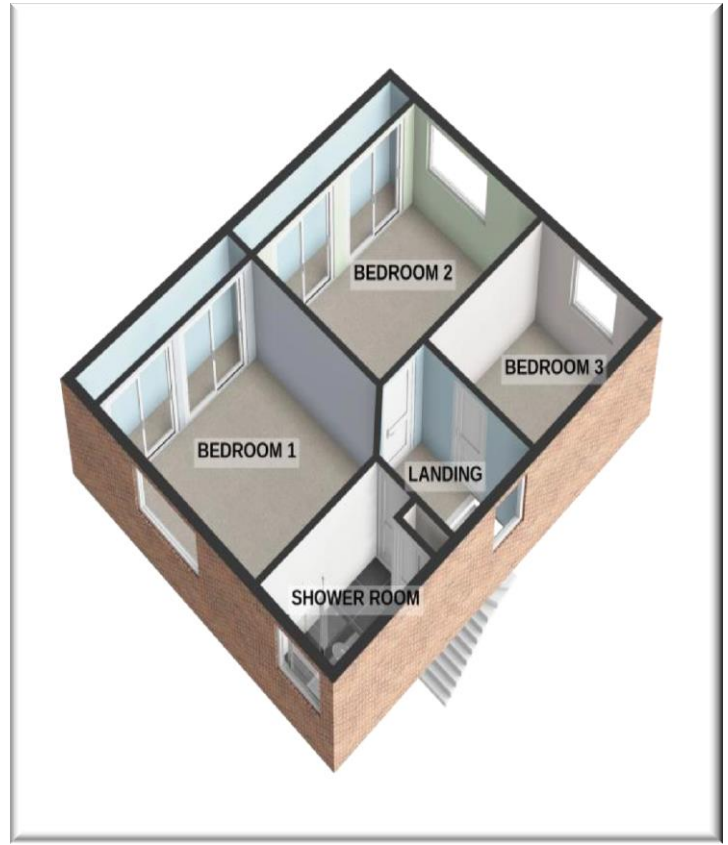
*“Ultimate Estate  
Agency....From The Fox”*

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

Tel: 01606 44 0 44

e: [info@royalfox.co.uk](mailto: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. Follow Manchester Road to the roundabout with Chester Road, take the right hand filter lane turning right in the direction of Chester, travelling along the A556. Turn left off the A556, signs for Lostock Green along Birches Lane. Turn left into Greenside Drive, number 26 is located on the right hand side near the head of the cul-de-sac

***“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 No: TBC
- Class Of Title: TBC
- Mains Services Connected: Water (Meter), Gas, Electric, Main Sewerage
- Tax Band: D
- Parking: Driveway









# Energy Performance Certificate



**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:** 68 m<sup>2</sup>

## Use this document to:

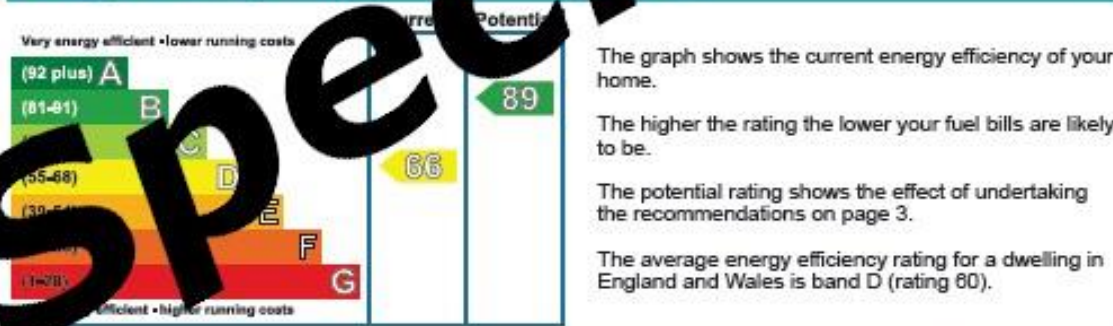
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£1,860</b>
<b>Over 3 years you could save</b>	<b>£561</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£996 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
<b>Totals</b>	<b>£1,860</b>	<b>£1,299</b>	<b>You could save £561 over 3 years</b>

These figures show how much the average household would spend at this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## 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](http://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.