



# ROYAL FOX

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## Key Features

- Families Take Note!
- Substantial Modern Detached
- 5 Bedrooms
- En-Suite & Guest WC
- Versatile, Open Plan Living Space
- Front & Rear Gardens
- Driveway & Garage
- Study/Home Office/Family Room



**Main Description ... FAMILIES TAKE NOTE!! - SUBSTANTIAL, MODERN DETACHED HOME - 5 BEDROOMS - VERSATILE OPEN PLAN LIVING SPACE ...** Royal Fox Estates are extremely pleased to offer this large & spacious detached home of modern design. Further improved by the current owners to a high standard, the property is equipped to meet the demands of modern family day living with a bright & airy open plan layout. Warmed by gas fired central heating (combination system) & UPVC double glazed throughout.

**ACCOMMODATION:** The property comprises briefly: Spacious Entrance Hall, Downstairs Study/Office/Family Room, Guest WC, Dual Aspect Lounge, SUBSTANTIAL OPEN PLAN KITCHEN/DINER WITH BUILT IN APPLIANCES & ISLAND as well as separate utility room. To the first floor are five bedrooms with En-Suite to master & four piece family bathroom with walk in shower.

**OUTSIDE:** The property benefits from PRIVATE GARDENS TO BOTH FRONT & REAR, to the front a patio area and well kept lawn with fence & hedge border. To the rear access is afforded to the rear driveway & garage allowing for ample parking.

**LOCATION:** Located in Winsford, the home benefits from it's close proximity to the town centre. The town centre itself recently benefitting from substantial investment in recent years. Over St. John's is a quiet suburban location with excellent access to local amenities, primary school and major transport links. Easy access is afforded via the A49 to the M56 motorway & North Wales Expressway.

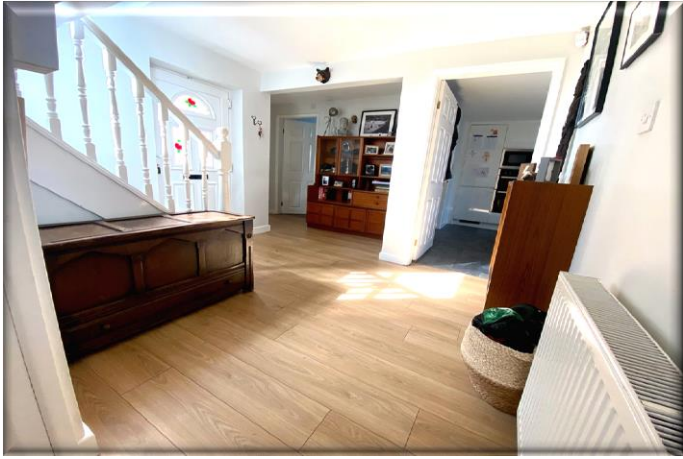
- Approx Square Footage 1868 (173.6 Sq M)
- Tenure: Freehold
- EPC Rating: C

- Council Band: E
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Rear Driveway & Garage



254 Delamere Street  
Winsford

Offer in Excess of  
**£375,000**



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## Accommodation

**Entrance Hall** 9' 6" x 14' 5" (2.90m x 4.40m)

**Downstairs Study/Office/Family Room** 12' 0" x 11' 8" (3.66m x 3.56m)

**Guest W/C** 3' 11" x 5' 0" (1.20m x 1.52m)

**Lounge** 19' 5" x 11' 3" (5.92m x 3.43m)

**Open Plan Kitchen/Diner** 15' 4" x 23' 1" (4.67m x 7.04m)

**Utility** 4' 11" x 7' 7" (1.5m x 2.31m)

**Landing** 11' 3" x 22' 7" (3.43m x 6.89m)

**Bedroom One** 15' 1" x 12' 0" (4.6m x 3.66m)

**En-Suite** 9' 10" x 3' 11" (3m x 1.20m)

**Bedroom Two** 15' 3" x 12' 0" (4.65m x 3.66m)

**Bedroom Three** 11' 3" x 9' 6" (3.43m x 2.9m)

**Bedroom Four** 11' 3" x 9' 6" (3.43m x 2.9m)

**Bedroom Five** 9' 0" x 6' 1" (2.74m x 1.85m)

**Family Bathroom** 11' 1" x 6' 2" (3.39m x 1.87m)







***"Put your property  
in our hands..."***



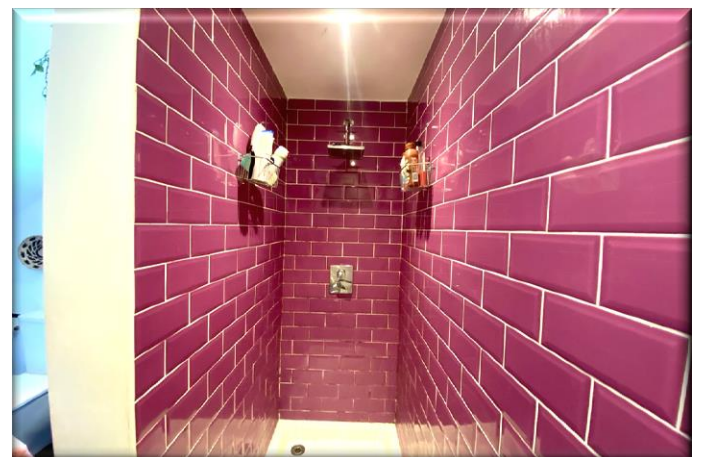
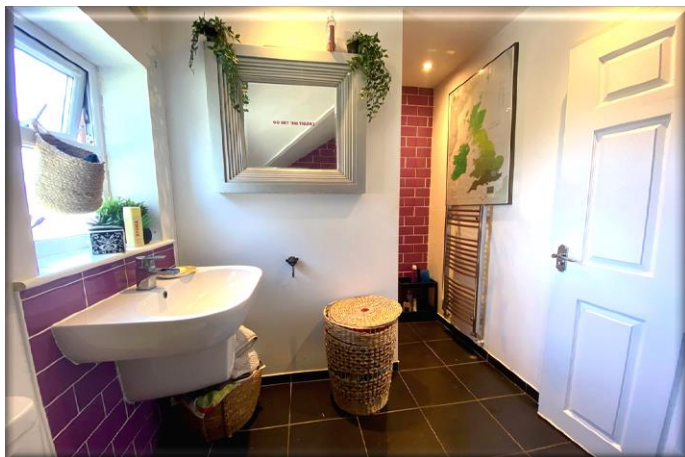
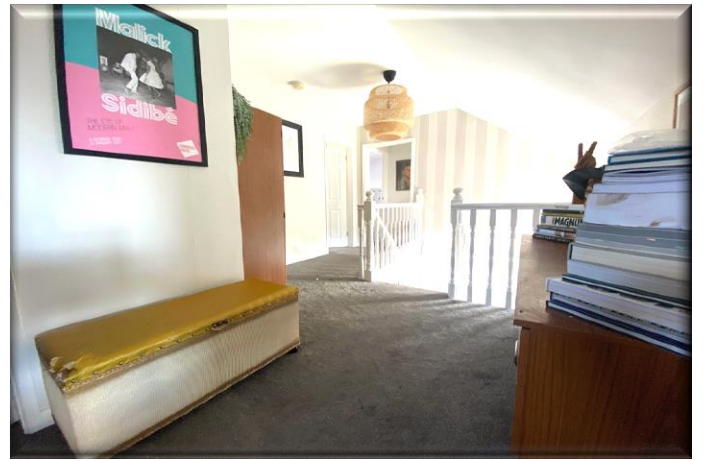
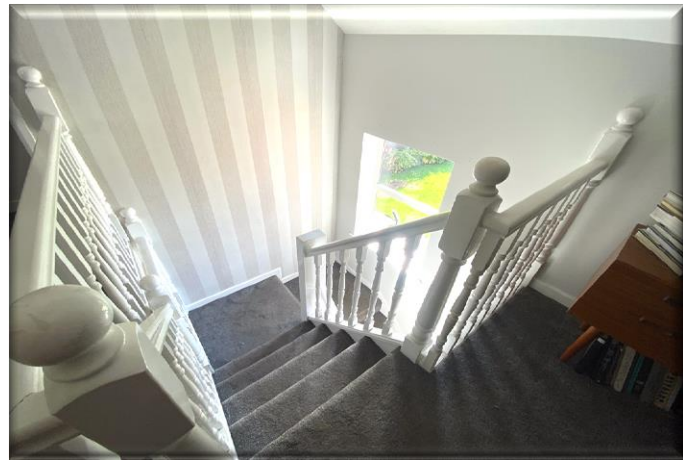
***"Ultimate Estate  
Agency....From The Fox"***

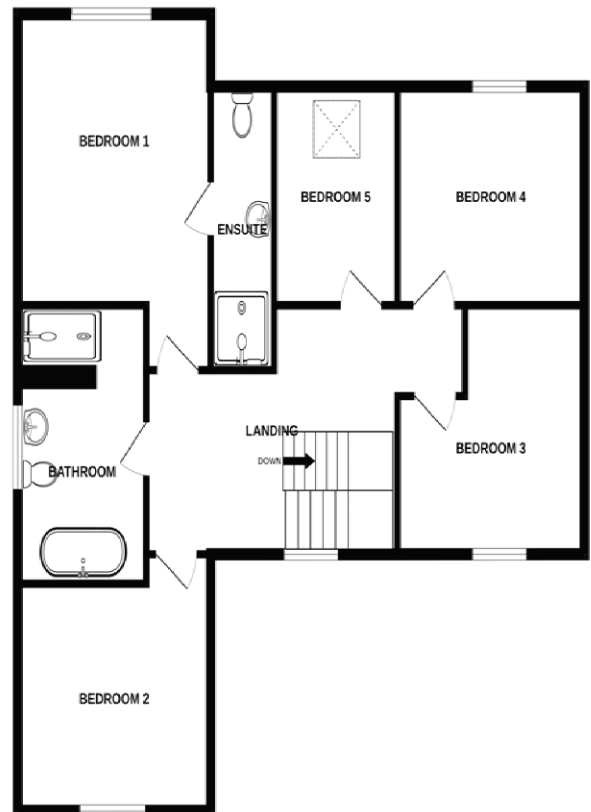
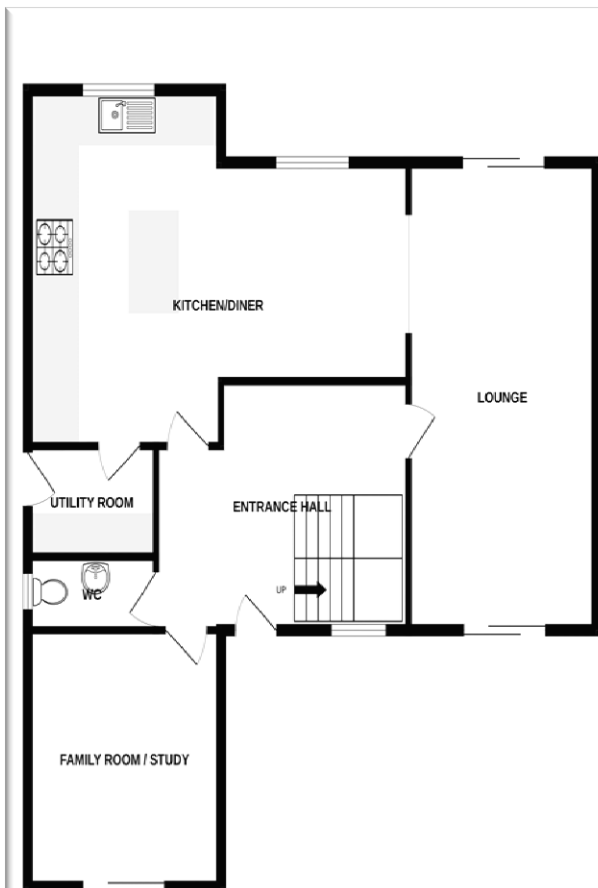
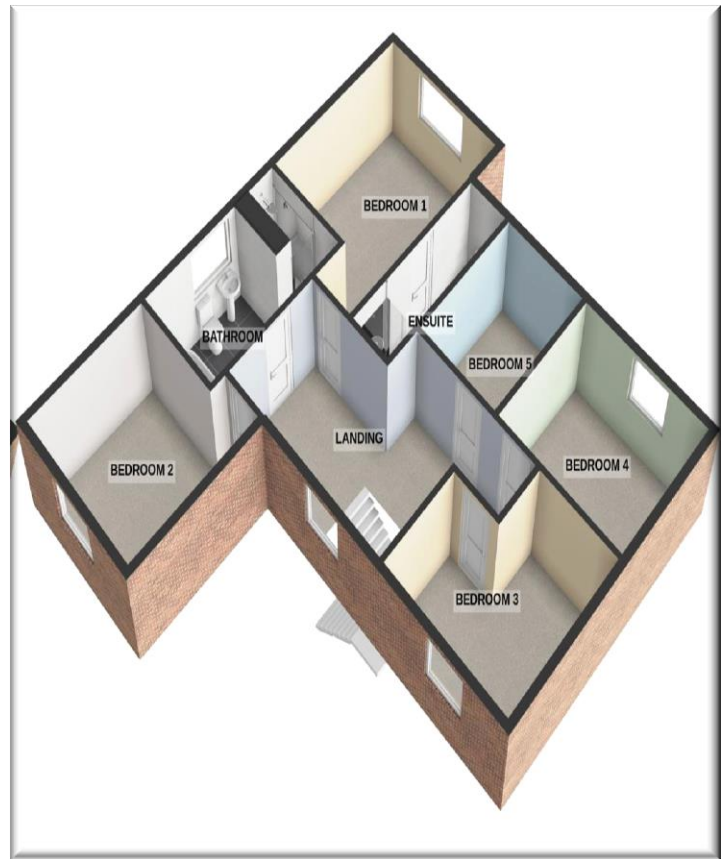
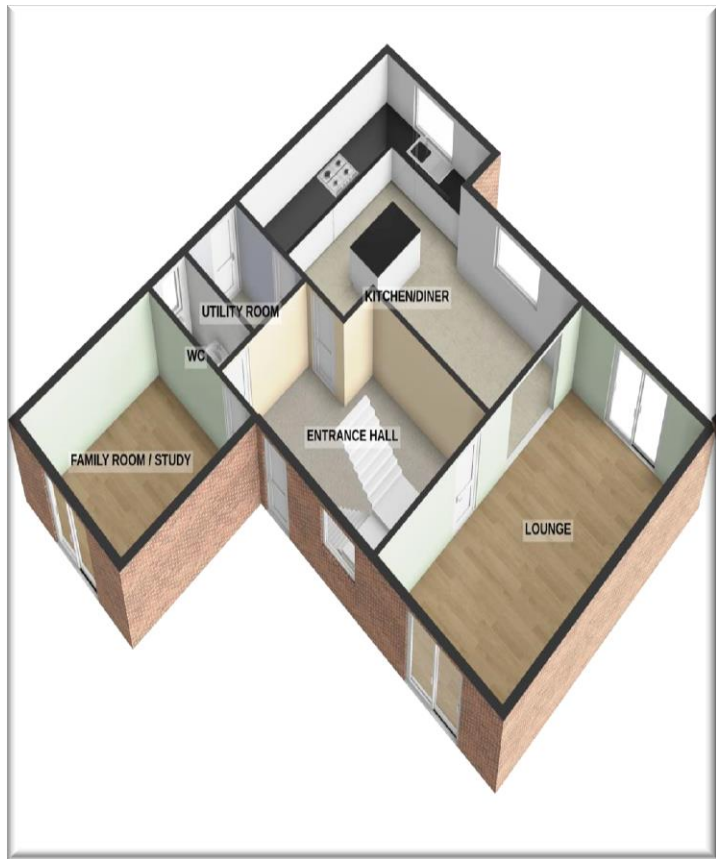
**Viewings : Northwich Office  
34 High St, Northwich, Cheshire, CW9 5BE**

**Tel: 01606 44 0 44**

**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**











## Directions

From Winsford Town Centre, leave heading west on High St A54. At the top roundabout, take the 4th exit onto Delamere Street. Continue Along approx half a mile and No.254 is located on the Right hand side just before reaching Nixon Road.

***“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 Connected - Electric, Gas, Water, Sewage
- Council Band - E
- Parking Arrangements - Rear Driveway & Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	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.