



# ROYAL FOX

... ultimate estate agency

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- Stylish Detached House
- Four Bedrooms
- Detached Garage
- Attractive Garden
- Superb Family Kitchen
- Beautifully Appointed
- Many Upgrades
- Gas Central Heating
- UPVC Double Glazed



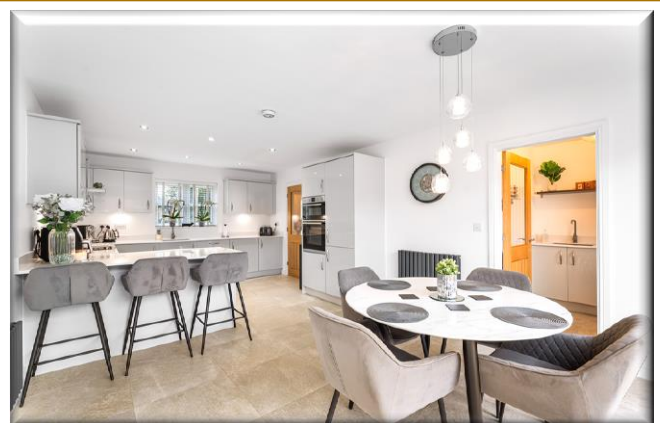
**Main Description ... STYLISH & BEAUTIFULLY APPOINTED MODERN DETACHED - A WEALTH OF UPGRADES INCLUDED - FOUR BEDROOMS - SINGLE DETACHED GARAGE - FABULOUS FAMILY/DINING/KITCHEN.** Royal Fox are pleased to offer to the open market this double fronted modern detached house built by 'Morris Homes' to the Moreton 2 design. The property boasts many upgrades to include a Oak/Glass staircase, Bi-Fold doors opening into the rear garden from the spacious kitchen which also features upgraded work tops and appliances. Attractive tiled flooring has been laid to the hallway/guest WC and kitchen, and to the first floor the family bathroom has had a total makeover. Usual modern day amenities include gas fired central heating and UPVC double glazed windows.

**ACCOMMODATION** - Comprising briefly - reception hallway, guest WC, dual aspect lounge, family/dining/kitchen, utility room, four generous first floor bedrooms, en-suite & family bathroom/WC.

**OUTSIDE** - Two car driveway extending to the side with EV charger point, leading to a detached garage having up/over door, power and lights. Gated access to the private enclosed West facing rear garden laid to lawn with patio areas.

**LOCATION** - Winnington village affords easy access to both the A556 and A49 with onward links to the M56/6 motorway network with onward travel to Manchester, Chester, Warrington, Liverpool and Manchester International Airport. Outdoor and leisure activities to include Moss Farm sports complex, the famous Anderton boat lift and the picturesque Marbury Park Country Estate are all within a five minute car journey. Winnington Village provides a local shopping complex for every day needs. The market town of Northwich is around 2 miles away and provides an excellent selection of local shops, larger stores and supermarkets. Internal viewings on this excellent modern family home come highly recommended by the FOX.

- Approx Sq ft – 1207 (111.9 Sq m)
- EPC Rating – B
- Freehold
- Services - Mains - Gas - Electric - Water (Meter) Sewer
- Council Band E
- Parking - Driveway & Garage



14 Winnington Avenue  
Winnington Village Northwich

Guide Price  
**£400,000**



## Accommodation

### Entrance Hallway

**Guest WC** 3' 3" x 6' 5" (0.99m x 1.95m)

**Dual Aspect Lounge** 21' 0" x 11' 11" (6.40m x 3.63m)

**Family/Dining/Kitchen** 21' 0" x 11' 11" (6.40m x 3.63m)

**Utility Room** 5' 1" x 6' 5" (1.55m x 1.95m)

### First Floor Landing

**Bedroom One** 11' 1" x 11' 4" (3.38m x 3.45m)

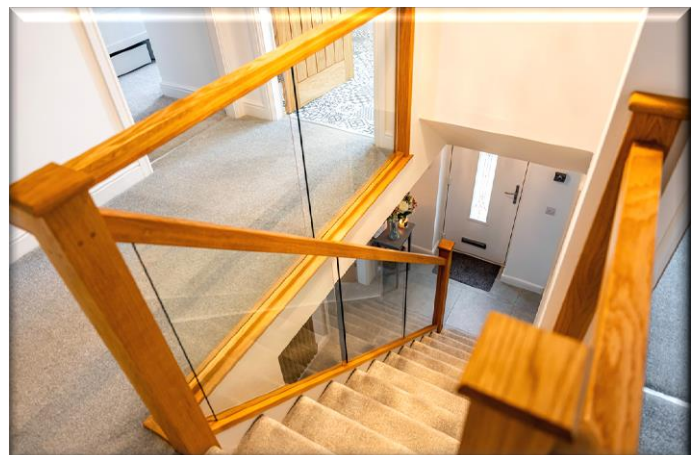
**En-Suite** 5' 3" x 9' 5" (1.60m x 2.87m)

**Bedroom Two** 12' 1" x 9' 10" (3.68m x 2.99m)

### Bedroom Three

**Bedroom Four** 9' 4" x 11' 1" (2.84m x 3.38m)

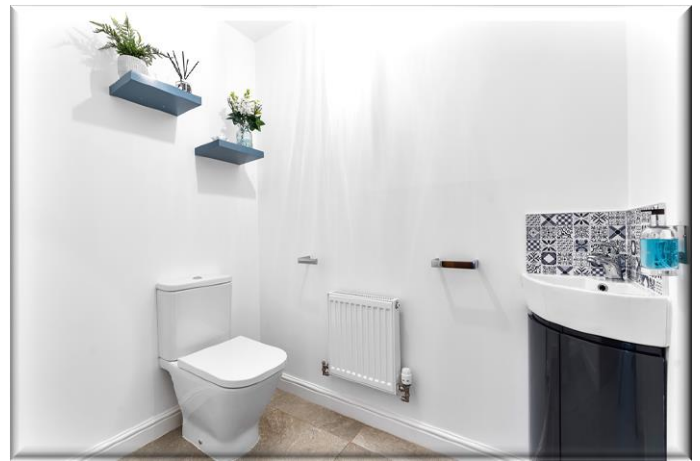
**Family Bathroom/WC** 6' 1" x 10' 4" (1.85m x 3.15m)







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

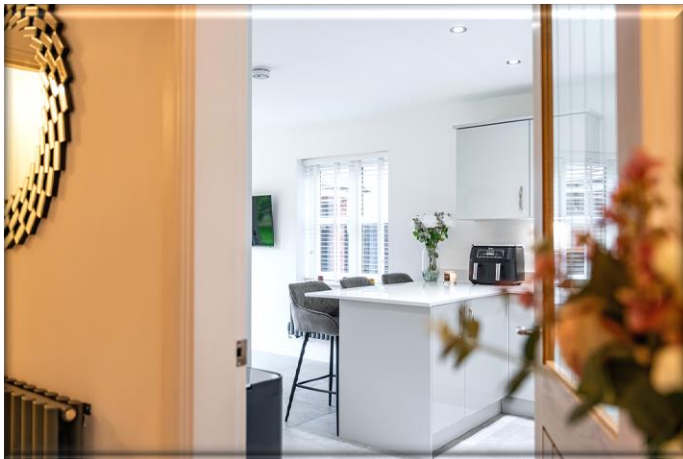


***"Ultimate Estate  
Agency....From The Fox"***

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

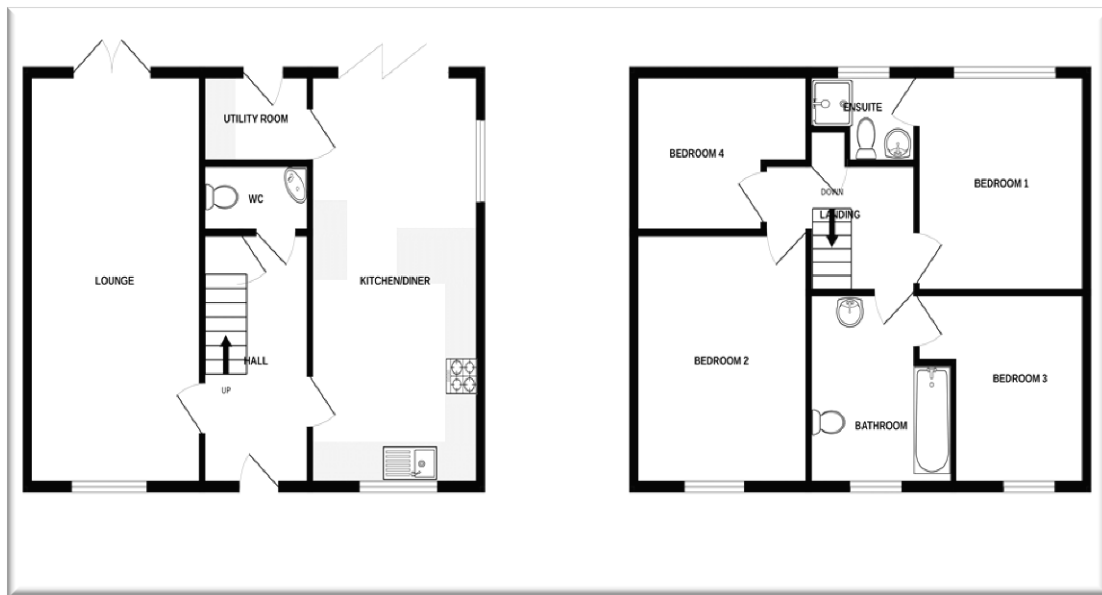
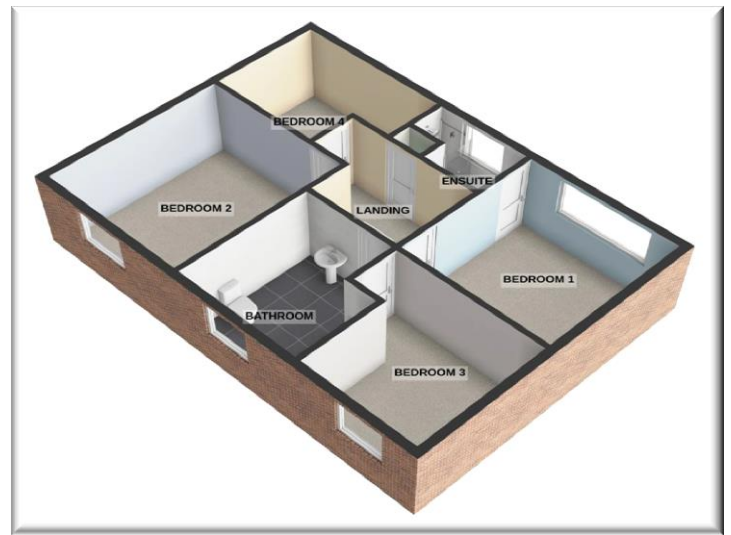
**Tel: 01606 44 0 44**

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









## Directions

From Northwich, take the one way system to Castle Street bearing left onto Winnington hill. Continue along Winnington Lane until reaching the crossroads next to the garden centre. Turn left onto Winnington Avenue. No.14 is located on the right hand side.

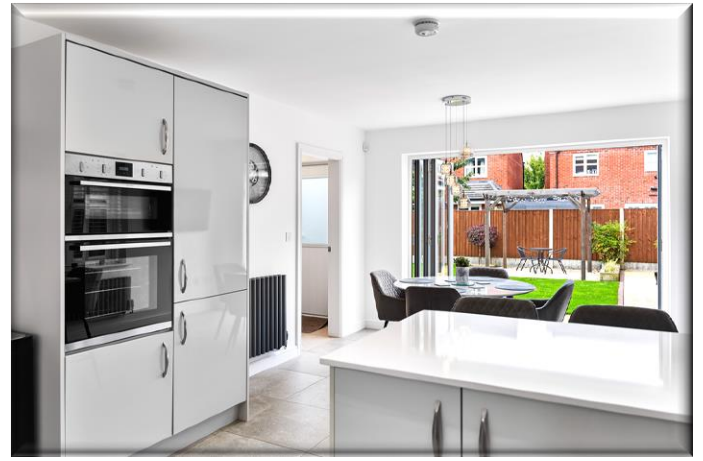
***"Call The Fox NOW for  
your FREE valuation"***



## 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 - Gas, Electric, Water (Meter) Main Sewer
- Council Tax Banding - E
- Parking Arrangements - Driveway & Single Garage











[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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