



ROYAL FOX

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Key Features

- An Absolute Gem of a Home!
- Three Bedrooms
- Fabulous Gardens
- Driveway & Attached Garage
- Additional Wooded Rear Area
- Very Well Presented
- Semi Rural Location
- GFCH & Double Glazed Windows



Main Description... *AN ABSOLUTE GEM OF A PROPERTY! - DETACHED HOME - 3 BEDROOMS - FABULOUS GARDENS ...* Royal Fox Estates are delighted to offer this handsome detached 3 bedroom home of modern design, with even more to offer than meets the eye! No.73 is presented to a high standard and stands in beautiful gardens front & rear, with the bonus of a further wooded area leading down to the Trent & Mersey canal.

ACCOMMODATION: The home comprises briefly: Entrance Hall, large L shaped Lounge/Diner (with French doors leading to the garden) & Breakfast Kitchen. To the first floor are three bedrooms and a combined Bathroom/WC finished in white. Room sizes are generous and plenty of light comes into the home to give a bright & airy feel.

OUTSIDE: To the front of the property there is a good size driveway (allowing plenty of room for two cars) & in addition an attached single garage. An absolute treat waits at the rear with a lovingly maintained rear top garden bordered by mature shrubs & trees. Through the gated archway an additional wooded area can be found running down towards the canal offering fabulous potential & more usable space.

LOCATION: The home is located in a popular location within Barnton where homes like this rarely become available, Outdoor pursuits can be found just around the corner with both Marbury Country Park & the Anderton Boat Lift/Nature park close by. Northwich Town Center is approx. 2.5 miles away with its wide range of shops, services, major supermarkets & national chains. Good access is afforded via the A49 onto the major motorway networks putting nearby cities such as Chester, Manchester & Liverpool within easy reach.

- Approx. Sq Footage: 958 (87.2 sq m)
- Tenure: Freehold
- EPC Rating: D
- Council Band: C
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Driveway & Attached Garage



73 Mond Street
Barnton Northwich

Guide Price
£260,000



Accommodation

Entrance Hall 14' 10" x 5' 11" (4.52m x 1.8m)

Lounge/Diner 13' 4" x 16' 9" (4.06m x 5.11m)

Breakfast Kitchen 11' 7" x 11' 1" (3.52m x 3.38m)

Landing 11' 2" x 6' 9" (3.41m x 2.06m)

Bedroom One 12' 6" x 9' 10" (3.82m x 2.99m)

Bedroom Two 12' 0" x 9' 9" (3.67m x 2.97m)

Bedroom Three 7' 7" x 6' 9" (2.3m x 2.07m)

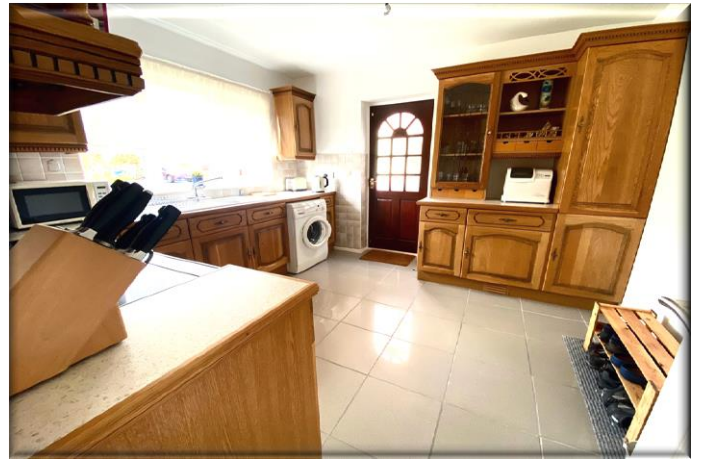
Bathroom/WC 6' 2" x 6' 9" (1.87m x 2.06m)

Attached Garage





*“Put your property
in our hands...”*

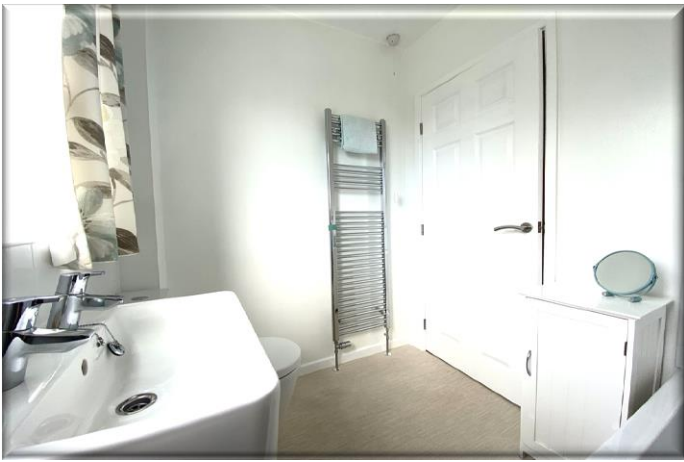
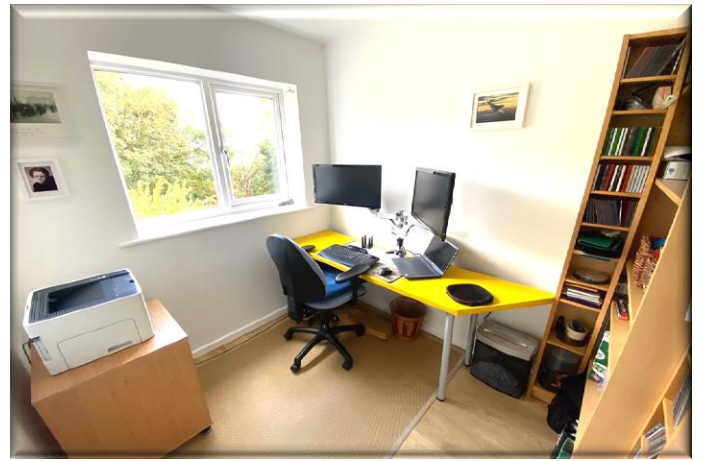


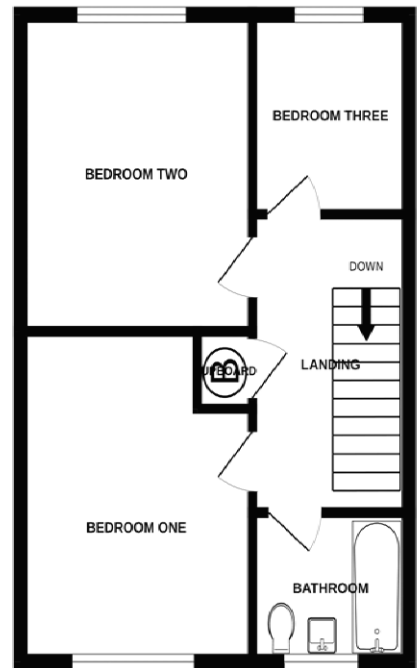
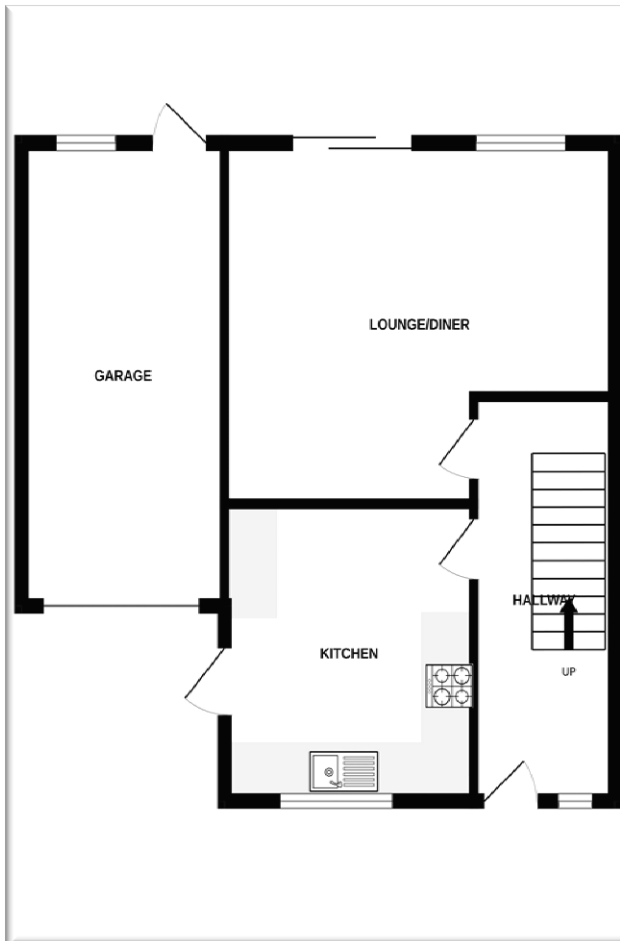
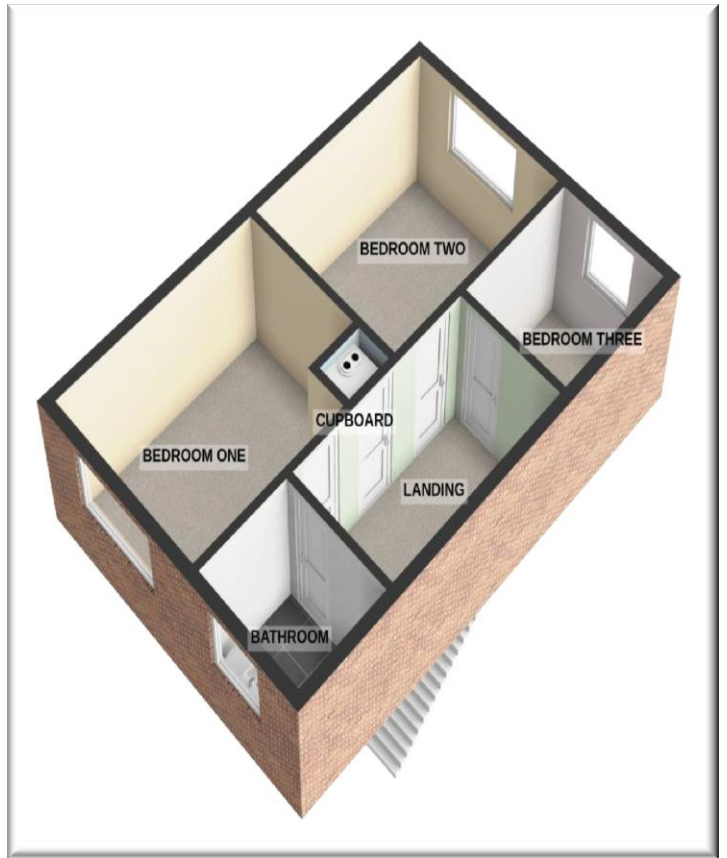
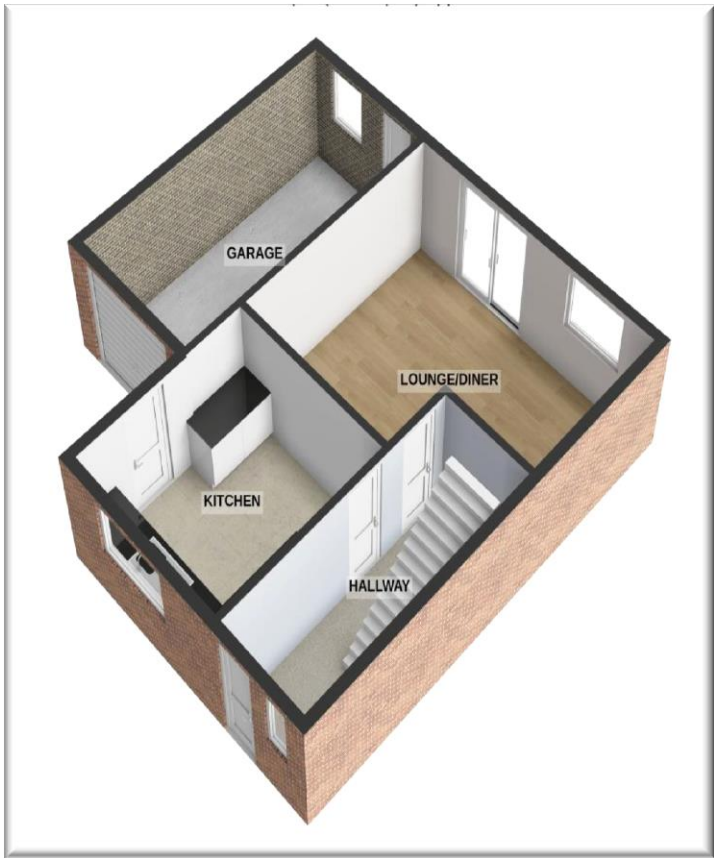
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
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Directions

From Northwich town centre proceed along the one way system towards Hartford proceeding up the A559 Chester Road. At the traffic lights turn right onto the B5374 Moss Road and at the traffic lights again turn left onto the A533 Winnington Lane passing over the canal and bearing left at the traffic lights proceeding again on the A533 up the hill towards Barnton. Turn right onto Manor Drive and at the T-Junction turn right onto Church Road then turn left onto Mond Street.

***“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: C
- Parking Arrangements: Driveway & Attached Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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