



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- Charming Modern Townhouse
- Three Double Bedrooms
- Wonderful Marina Views
- Two Bathrooms & WC
- Integral Garage
- First Floor Lounge with Balcony
- Gated Community
- Three Storey Accommodation



Main Description ... CHARMING INNER TOWNHOUSE - EXTREMELY WELL PRESENTED - SPECTACULAR MARINA VIEWS - PRIVATE GATED DEVELOPMENT ... Royal Fox Estates are very pleased to offer this Modern Inner Townhouse, beautifully appointed & in an idyllic location overlooking the River Weaver & Northwich Marina. No.2 sits in a private gated community with the town centre just a short walk away. The home is warmed by gas fired central heating (combination system) with UPVC double glazed doors & windows.

ACCOMMODATION: The home is laid out over three storeys and comprises of: Entrance hall, Guest WC, Dining Room with French doors leading out to the patio facing the Marina & a modern fitted kitchen with BUILT IN APPLIANCES INC FRIDGE/FREEZER, DISHWASHER & WASHING MACHINE. In addition is an integral garage with access via door from the entrance hall. To the first floor is a double bedroom, family bathroom & a spacious lounge at the rear with Juliet balcony to allow the panoramic views to be enjoyed. To the second floor are two further double bedrooms (with an extremely generous master bedroom with built in robes) & recently upgraded Shower Room.

OUTSIDE: The property enjoys a private setting within a gated development, to the front there is a parking space. To the rear an open patio overlooking the river with awning to allow the setting to be enjoyed even on those most British of days!

LOCATION: The home is located just a stones throw from the town centre with it's wide range of shops & amenities as well as Odeon Cinema. New businesses continue to open at the Barons Quay development and the town has a vibrant array of independents who each add something unique, alongside a wide range of major national retailers.

- Sq Footage Approx 1245 (115.6 sq m)
- Tenure: Freehold Estate Charge: £496.00 PA
- Council Band: E
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Driveway & Integral Garage
- EPC Rating: C



2 Marine Approach
Northwich

Asking Price
£285,000



Accommodation

Entrance Hall 17' 1" x 3' 6" (5.20m x 1.07m)

Guest WC 6' 8" x 3' 0" (2.03m x 0.92m)

Dining Room 11' 3" x 8' 10" (3.44m x 2.70m)

Kitchen 11' 3" x 5' 9" (3.44m x 1.76m)

Lounge (1st Floor) 11' 6" x 15' 10" (3.5m x 4.82m)

Bedroom Three (1st Floor) 16' 5" x 8' 2" (5.01m x 2.5m)

Bathroom (1st Floor) 7' 7" x 6' 7" (2.31m x 2.01m)

Bedroom One (2nd Floor) 14' 1" x 15' 1" (4.3m x 4.6m)

Bedroom Two (2nd Floor) 11' 11" x 8' 7" (3.62m x 2.61m)

Shower Room (2nd Floor) 7' 6" x 6' 7" (2.29m x 2.01m)





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

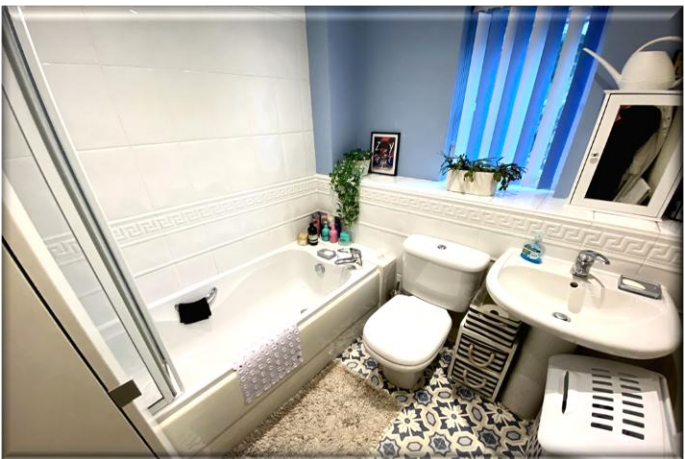


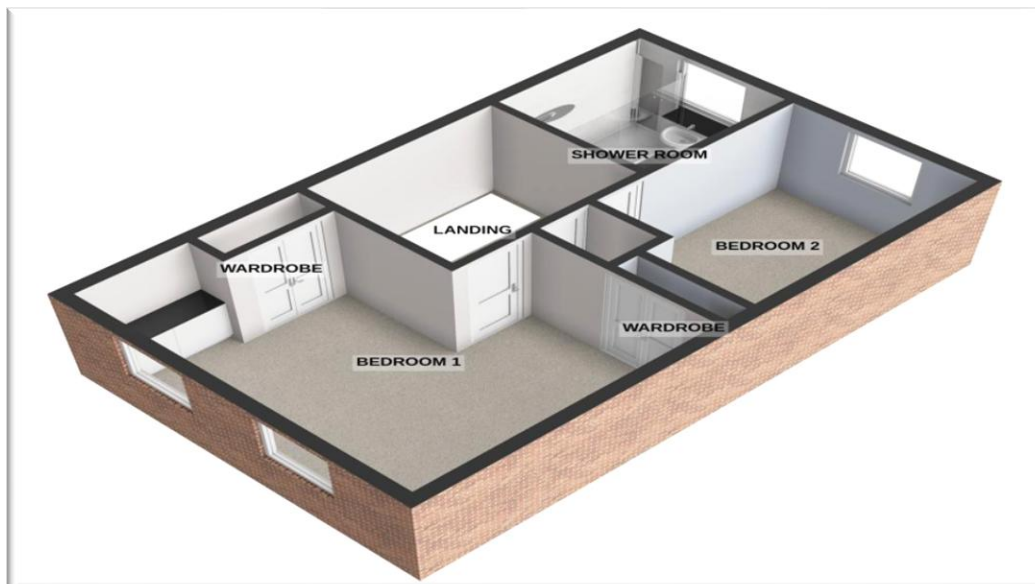
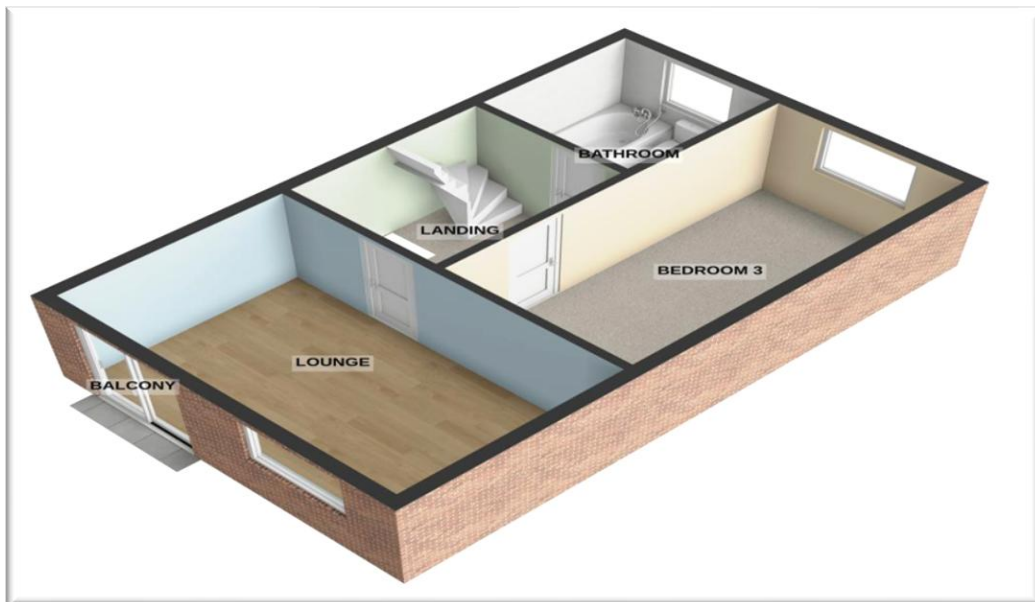
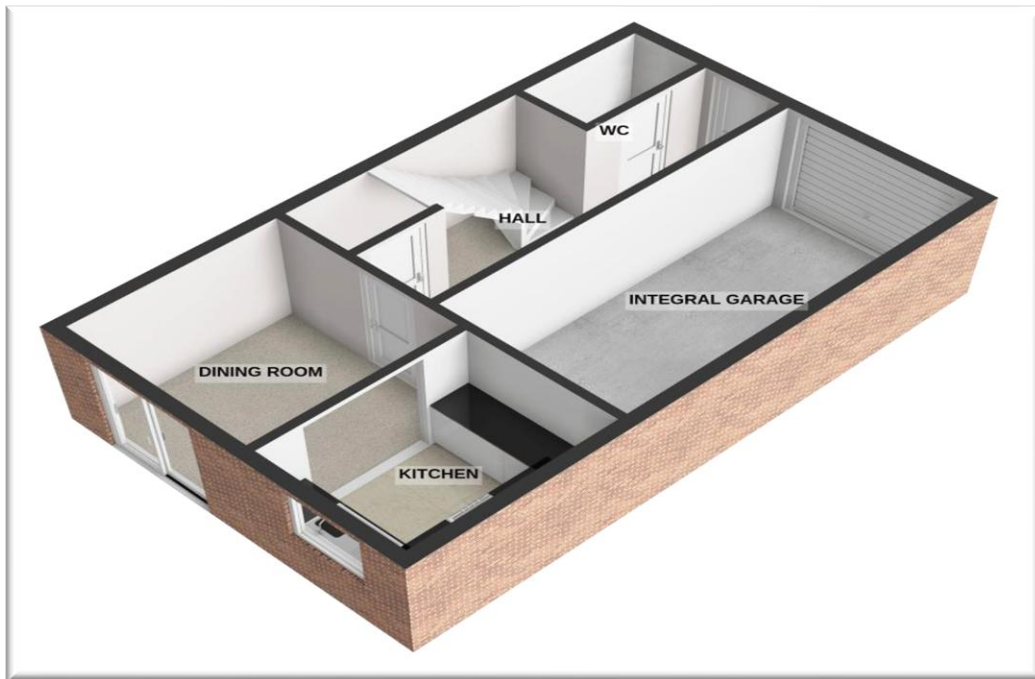
*"Ultimate Estate
Agency....From The Fox"*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Marine Approach is located off Castle Street, gated entry is on the right hand side at the bottom of castle hill approaching Northwich. Through the gates No.2 is located directly ahead.

***"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: Driveway & Integral Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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