



ROYAL FOX

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Key Features

- Modern Detached House
- Three Bedrooms
- Detached Garage & Driveway
- Family Kitchen
- Conservatory
- Guest WC & En-Suite
- Gas Central Heating
- Media Wall
- Upvc Double Glazed



MODERN DETACHED HOUSE - THREE BEDROOMS - DETACHED GARAGE - CUL-DE-SAC POSITION - SOUGHT AFTER DEVELOPMENT - CONSERVATORY... Royal Fox Estates are very pleased to offer to the open market this detached house of modern design situated within the highly respected Kingsmead residential development. The modern layout features gas fired central heating and Upvc double glazed windows.

ACCOMMODATION - The property comprises briefly: entrance hall, guest WC, lounge with media wall, modern fitted dining kitchen with **FITTED RANGE-STYLE COOKER**, attractive conservatory, three first floor bedrooms, en-suite shower room/WC and family bathroom/WC **OUTSIDE** - The property stands in a good sized plot with driveway extending to the side leading to a single garage with up and over door, The front garden is open plan and laid to lawn. To the rear is South East facing enclosed garden laid to lawn with patio areas and well stocked flower beds.

LOCATION - Kingsmead development is within close proximity of local amenities including shops for essential needs, a Tesco Express store, medical centre,,day nursery, reputable primary school and Sir John Deane's college. Northwich town centre is less than five minutes drive and provides a wide range of shopping facilities together with many national chain stores to include the new 'Barons Quay' development. Good access is afforded to the A556 with onward commutes to all the major North West commercial centres and both Manchester & Liverpool International Airports.

Internal viewings on this modern and very well appointed family home come highly recommended by the FOX.

- Approx Sq ft –
- Freehold
- Council Band- D --- EPC Rating - D
- Services - Mains - Gas/Electric/Water (Meter) Sewer Parking - Garage & Driveway



**7 Pulford Close
Kingsmead Northwich**

**Guide Price
£340,000**



Accommodation

Entrance Hall 3' 10" x 3' 3" (1.16m x 0.98m)

Guest WC 6' 1" x 3' 3" (1.85m x 1.0m)

Lounge 15' 1" x 17' 8" (4.60m x 5.38m)

Dining Kitchen 9' 2" x 17' 8" (2.79m x 5.38m)

Conservatory 9' 10" x 9' 10" (3.0m x 3.0m)

First Floor Landing 10' 0" x 6' 6" (3.05m x 1.99m)

Bedroom One 10' 5" x 10' 1" (3.18m x 3.08m)

En-Suite 4' 0" x 9' 11" (1.21m x 3.01m)

Bedroom Two 8' 10" x 10' 5" (2.69m x 3.18m)

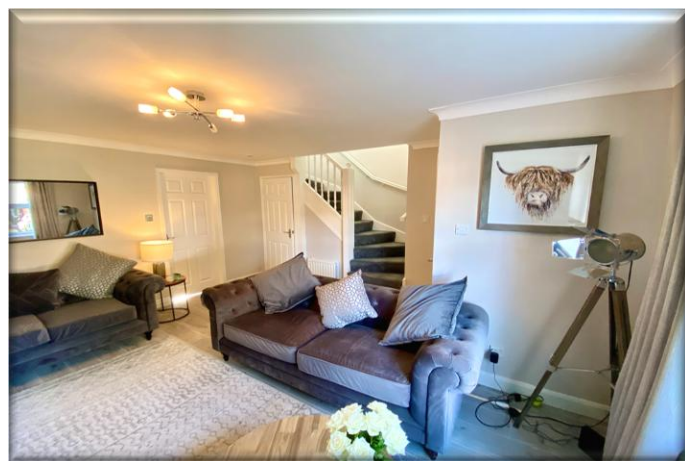
Bedroom Three 7' 2" x 9' 1" (2.18m x 2.78m)

Family Bathroom/WC 7' 7" x 6' 6" (2.30m x 1.99m)





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



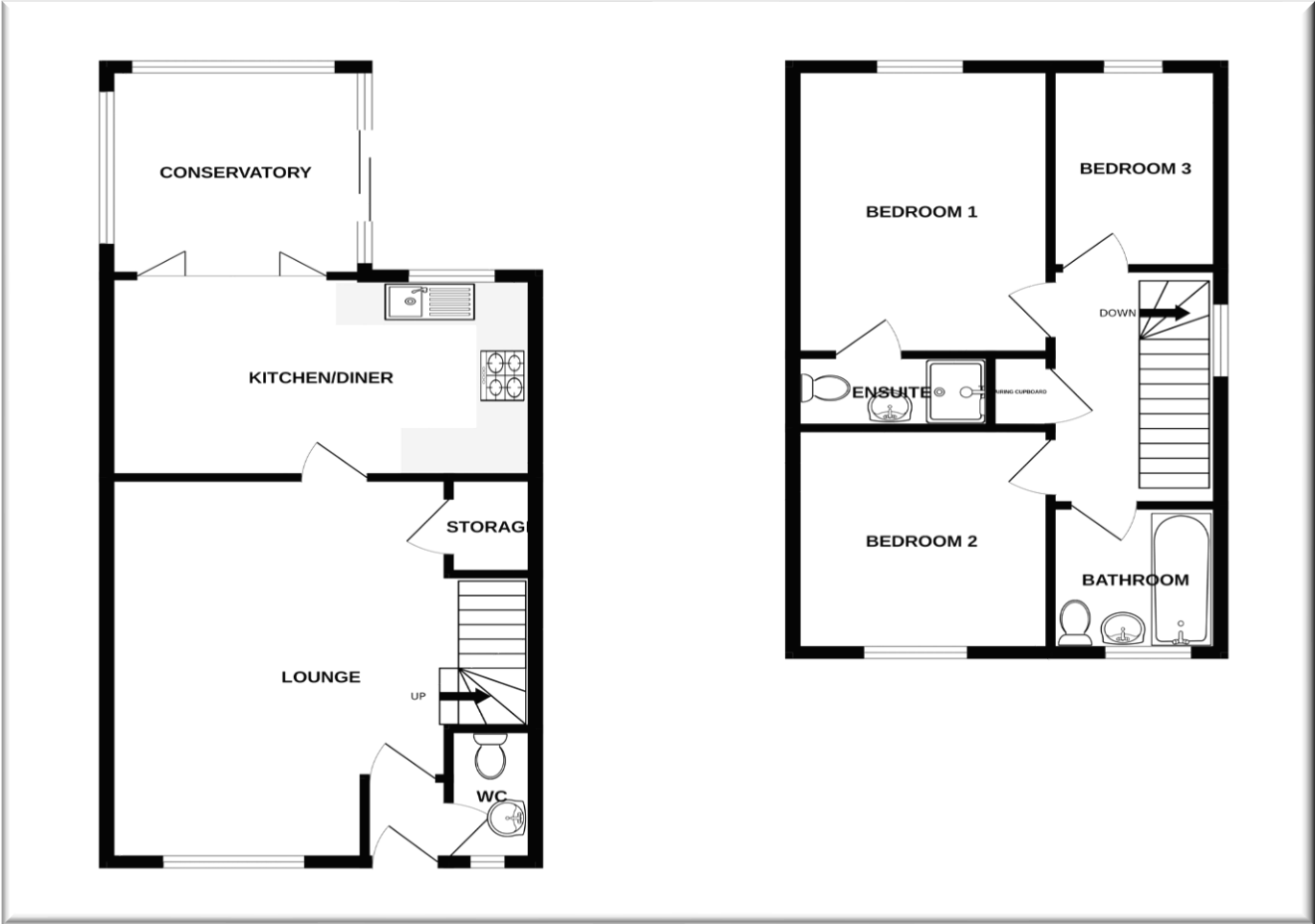
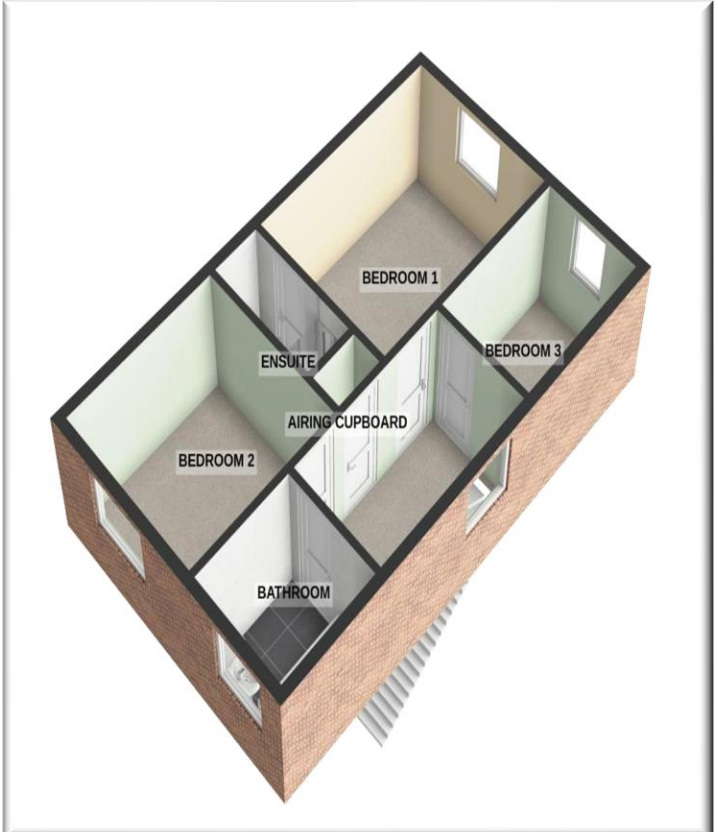
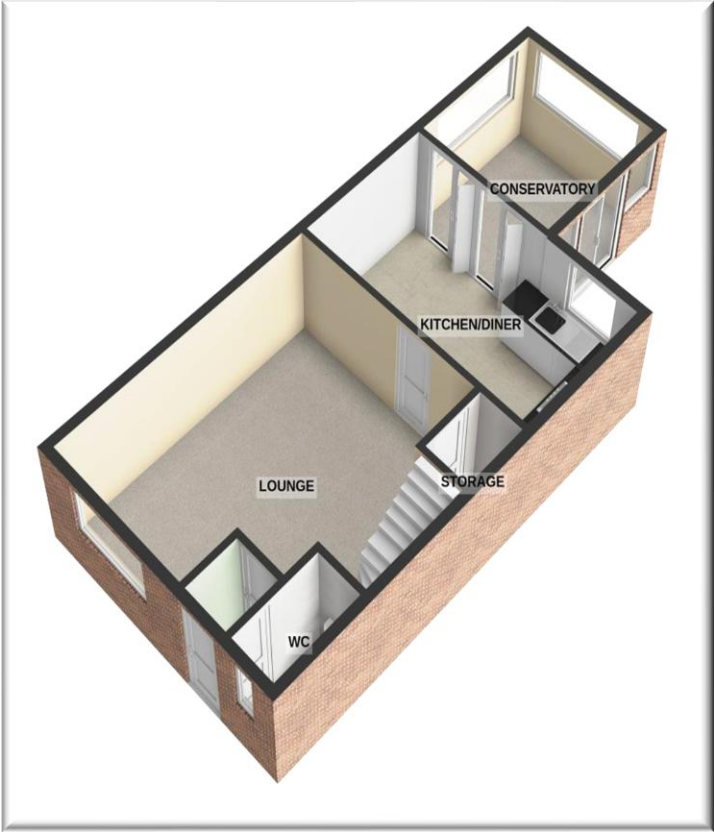
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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Directions

Pulford Close is located off Bridgemere Way which in turn is located Regency Way.

***“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), Sewer
- Council Band: D
- Parking Arrangements: Driveway Parking & Single Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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.