



ROYAL FOX

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Key Features

- Traditional Semi Detached
- Three Bedrooms
- Conservatory
- Ideal Young Family Home
- Driveway Parking
- Wood Burner
- Cul-De-Sac Location
- Summer House
- Popular Residential Area



TRADITIONAL SEMI DETACHED - THREE BEDROOMS - CONSERVATORY - PRIVATE GARDENS & DRIVEWAY - CUL-DE-SAC LOCATION - IDEAL YOUNG FAMILY PURCHASE..... Royal Fox are pleased to offer for sale this circular bay window semi detached house located within a very popular residential district of Northwich. The property features gas fired central heating and Upvc double glazed windows.

ACCOMMODATION - Entrance Porch, lounge with cast iron multi-fuel stove, spacious and modern fitted dining kitchen with **BUILT IN APPLIANCES**, Victorian style conservatory, three first floor bedrooms and a combined family bathroom/WC.

OUTSIDE - The property benefits from driveway parking to the front. to the rear a private garden that wraps around the side extension with covered seating area & Summer House.

LOCATION - Situated in the popular residential district of Rudheath, excellent access is afforded to Northwich town centre where a wide range of services and shops can be found. For the commuter the A556 is easily accessible with onward links to Manchester, Liverpool, Chester and Manchester International Airport.

- Approx Sq ft - 780 (72 Sq m)
- Freehold
- EPC Rating - D
- Council Band - C
- Services - Mains - gas - Electric - Water - Sewer
- Parking - Driveway



**10 Manor Drive
Rudheath Northwich**

**Offers In Excess Of
£210,000**



Accommodation

Entrance Porch

Lounge 10' 10" x 18' 10" (3.29m x 5.74m)

Dining Kitchen 10' 10" x 18' 10" (3.30m x 5.74m)

Conservatory 10' 5" x 9' 11" (3.17m x 3.02m)

First Floor Landing 6' 4" x 5' 10" (1.92m x 1.77m)

Bedroom One 13' 7" x 10' 8" (4.14m x 3.25m)

Bedroom Two 10' 10" x 11' 0" (3.3m x 3.36m)

Bedroom Three 7' 5" x 5' 10" (2.27m x 1.77m)

Family Bathroom/WC 7' 7" x 5' 10" (2.31m x 1.77m)





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

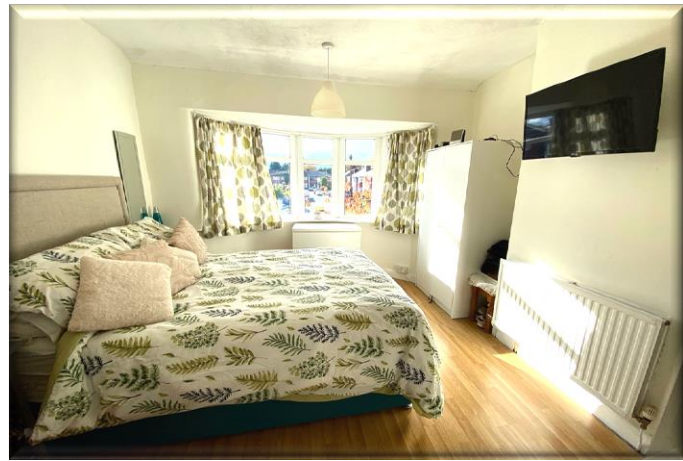


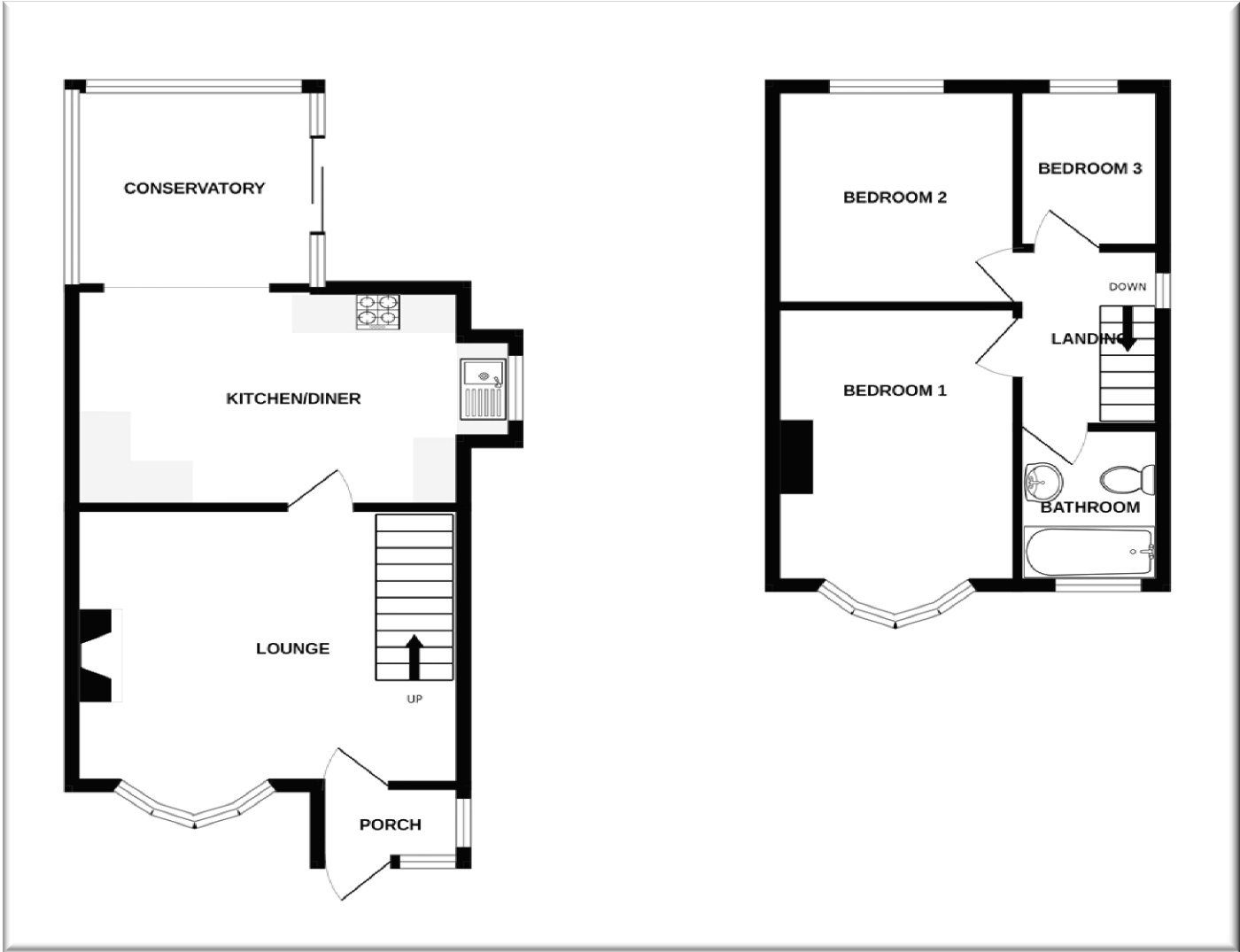
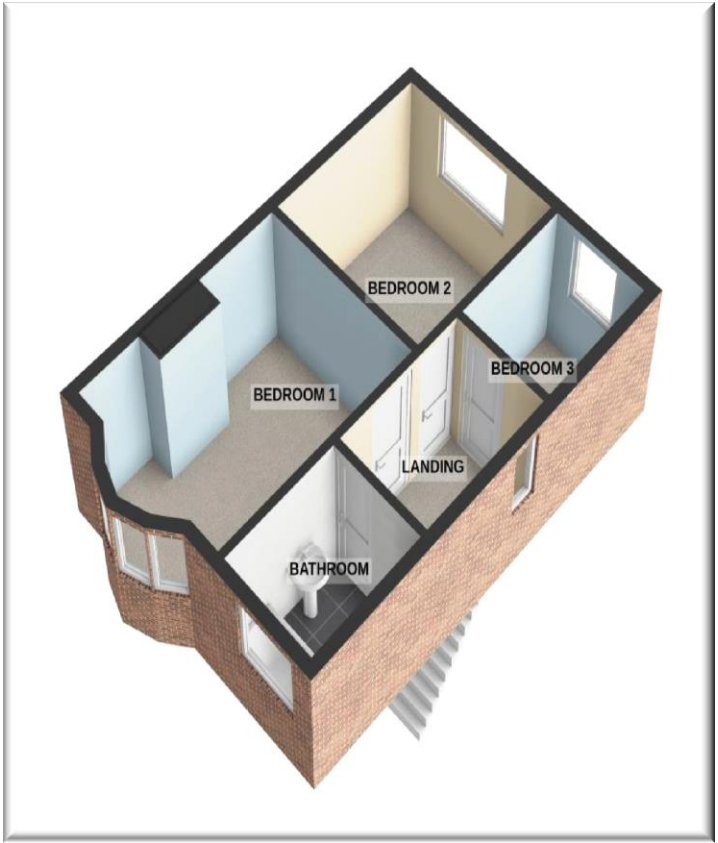
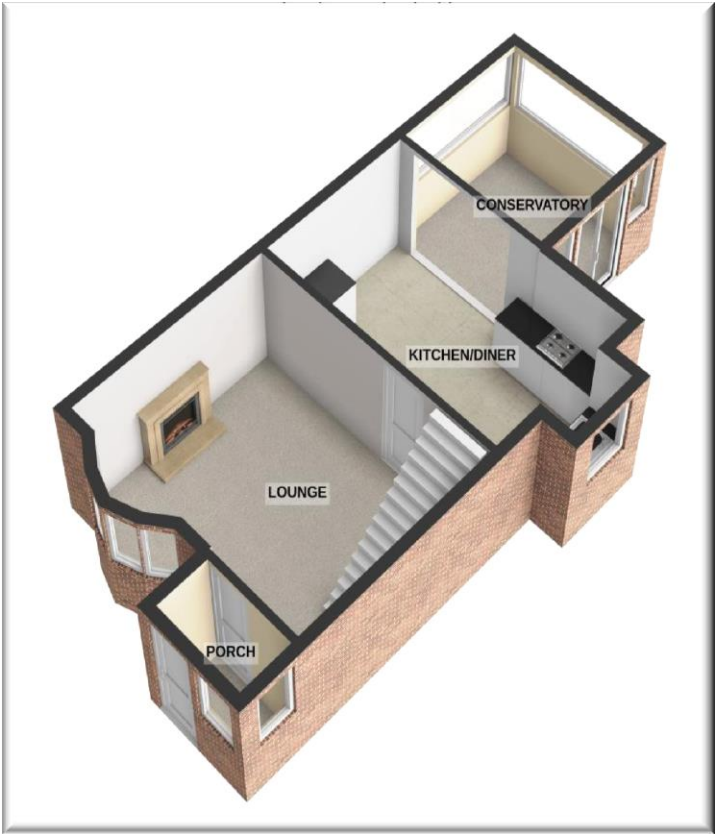
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich Town Centre leave along the A559 in the direction of Northwich railway station. At the roundabout/traffic lights turn right into Station Road. At the next set of traffic lights proceed straight on into Middlewich Road. Turn right onto Agecroft Road and first right again into Manor Drive, number 10 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 Sevices Connected - Gas, Electric, Water ,Main Sewer
- Council Tax Banding - C
- Parking Arrangements - Driveway

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