



ROYAL FOX

... ultimate estate agency

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Key Features

- **SIMPLY STUNNING**
- **Immaculate Modern Detached**
- **Four Bedrooms**
- **Two Bathrooms & Guest WC**
- **Downstairs Study / Additional Bedroom**
- **Quality Fixtures & Fittings**
- **Generous, Low Maintenance Rear Garden**
- **Utility Room**



SIMPLY STUNNING - IMMACULATE MODERN DETACHED - FOUR BEDROOMS & EN-SUITE - DREAM FAMILY HOME ... Royal Fox Estates are delighted to offer this fantastic detached home of modern design. Further improved by the current owners to an impeccable standard & equipped with all the features & comforts of modern day living, offering buyer's a family home they can walk into and enjoy from the get go.

ACCOMMODATION: No.6A comprises of: To the ground floor. Entering through a homely & traditional style wooden beamed Storm Porch, internally is an inner vestibule, spacious Lounge with bay, large Kitchen/Diner with **BUILT IN APPLIANCES** with separate Utility Room & Guest WC. To the rear of the ground floor is an additional reception currently used as a study, offering versatility to be used as family/games room or additional bedroom. Additionally there is a downstairs Shower room/Wet room. To the first floor are four bedrooms with En-Suite shower room to the master, as well as a family bathroom.

OUTSIDE: The property stands on a generous plot offering ample driveway parking at the front with an integral garage with electric roller door. To the rear is an extremely well kept & good sized rear garden with Indian stone paved patio area and synthetic grass lawn. Composite decking runs from front to rear making for a fantastic space for hosting & entertaining.

LOCATION: The property resides close to local primary and high schools in Rudheath, Leftwich & Central Northwich. The town center is a short drive away offering a wide range of shops & services including many major supermarkets, national retail chains & Odeon multi screen cinema. Easy access is afforded to the A556 and onto the nearby motorway networks (M6 & M56) putting nearby cities within easy reach.



**6A Braemar Avenue
Northwich**

**Guide Price
£340,000**



- *Approx Sq Footage: 1251 (114.6 Sq m)*
- *Tenure: Freehold*
- *Council Band: D*
- *EPC Rating: C*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway & Garage*

Accommodation

Entrance Porch 3' 2" x 4' 5" (0.97m x 1.35m)

Lounge 13' 3" x 13' 1" (4.04m x 3.98m)

Kitchen/Diner 8' 5" x 19' 9" (2.56m x 6.02m)

Guest WC 3' 5" x 5' 2" (1.05m x 1.58m)

Utility Room 4' 8" x 4' 8" (1.42m x 1.42m)

Family Room/Study/Additional Bedroom 9' 6" x 9' 3" (2.89m x 2.81m)

Downstairs Shower Room 5' 7" x 9' 3" (1.7m x 2.81m)

Landing

Bedroom One 11' 1" x 10' 3" (3.38m x 3.12m)

En-Suite 4' 11" x 5' 7" (1.5m x 1.7m)

Bedroom Two 13' 1" x 8' 5" (3.98m x 2.56m)

Bedroom Three 11' 1" x 9' 0" (3.38m x 2.74m)

Bedroom Four 9' 0" x 8' 8" (2.74m x 2.64m)

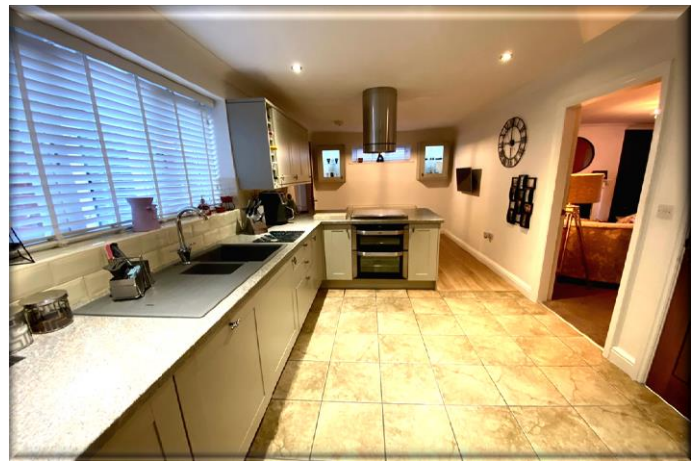
Family Bathroom 6' 1" x 6' 9" (1.85m x 2.06m)

Integral Garage 21' 0" x 7' 11" (6.4m x 2.42m)





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

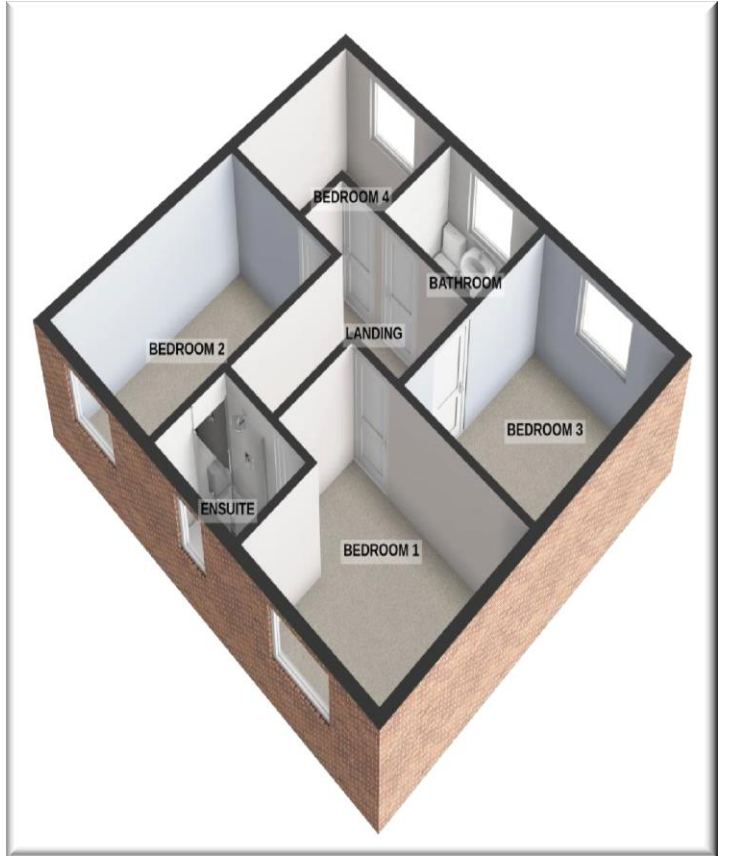


*"Ultimate Estate
Agency....From The Fox"*

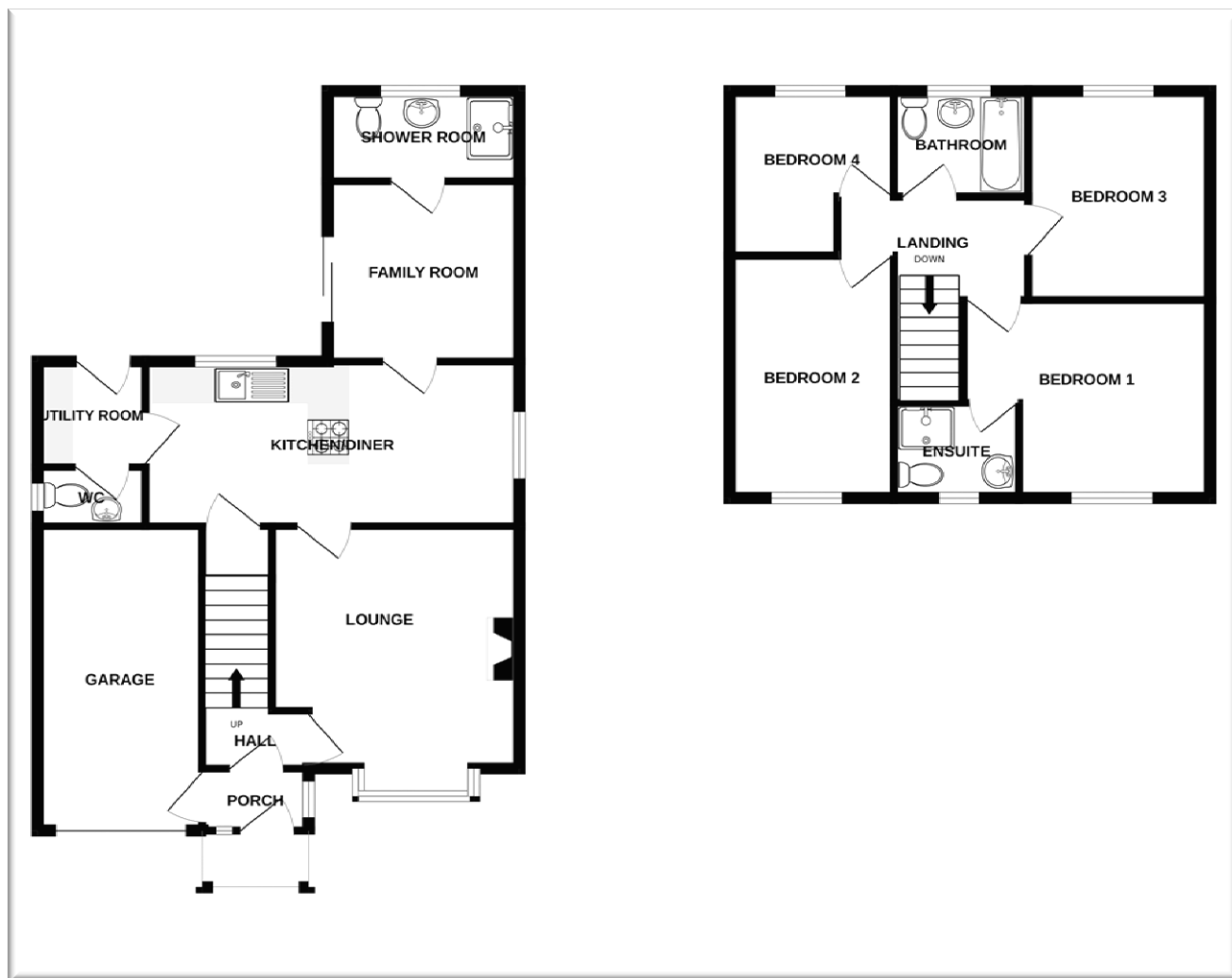
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Directions

From Middlewich Road leaving Northwich, turn right onto Malpas Road & continue until you reach the roundabout, take the first exit onto Braemar Avenue. Continue along & no. 6A is located on the left 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 No. TBC*
- *Class of Title. TBC*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Council Band: D*
- *Parking Arrangements: Driveway & Garage*





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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