



ROYAL FOX

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Key Features

- Attractive Detached House
- Four Generous Bedrooms
- Integral Garage
- Gas Central Heating
- Conservatory
- UPVC Double Glazed
- Blocked Paved Drive
- Lovely Village Location
- Ideal Family Purchase



EXTREMELY WELL PRESENTED FAMILY DETACHED - FOUR GENEROUS BEDROOMS - QUIET CUL-DE-SAC POSITION - EN-SUITE & GUEST WC - WALK IN CONDITION..... Royal Fox Estates are very pleased to offer to the open market this attractive and well presented family home. The property features gas fired central heating, Upvc double glazed windows and is situated within a highly respected residential area of Wincham.

ACCOMMODATION - The property comprises briefly: reception hallway, guest WC, spacious lounge, separate dining room, conservatory with garden views, modern well fitted kitchen with **BUILT IN APPLIANCES**, large utility room, four first floor bedrooms, en-suite and family bathroom/WC.

OUTSIDE - The property enjoys a cul-de-sac location with no passing traffic, to the front is a blocked paved driveway proving off street parking for 3/4 vehicles this leads to a single integral garage (currently split) with up and over door power & lighting. To the rear is a private garden laid to lawn with flower beds, mature shrubs and trees and patio area.

LOCATION - Wincham is a popular semi rural village and offers the best of both worlds for family living including beautiful countryside, highly rated primary school, local shop for every day essentials and first class road networks to the centre of Knutsford, Warrington, Chester, Liverpool and Northwich. Excellent access is afforded to both the M6 and M56 motorways with onward commutes to Manchester International Airport, Liverpool Airport and Northwich Railway station. Leisure activities include a golf club at Tabley with leisure centres affording most other activities in Northwich.

Internal viewings on this fine family home come highly recommended by the FOX.



**38 Ashgate Lane
Wincham Northwich**

**Guide Price
£360,000**



Family Bathroom/WC 4' 9" x 8' 10" (1.44m x 2.70m)

Accommodation

Reception Hallway 13' 11" x 6' 9" (4.23m x 2.07m)
Reducing to 0.86m

Guest WC 8' 5" x 2' 11" (2.56m x 0.88m)

Lounge 13' 9" x 13' 11" (4.20m x 4.25m)

Dining Room 11' 4" x 10' 3" (3.46m x 3.13m)

Conservatory 8' 1" x 12' 1" (2.46m x 3.69m)

Kitchen 11' 5" x 10' 5" (3.47m x 3.17m)

Utility Room

Garage

Front 7' 4" x 7' 9" (2.24m x 2.35m)

Rear 8' 8" x 7' 9" (2.65m x 2.35m)

First Floor Landing 4' 9" x 12' 0" (1.45m x 3.67m)

Bedroom One 12' 1" x 13' 1" (3.68m x 3.99m)

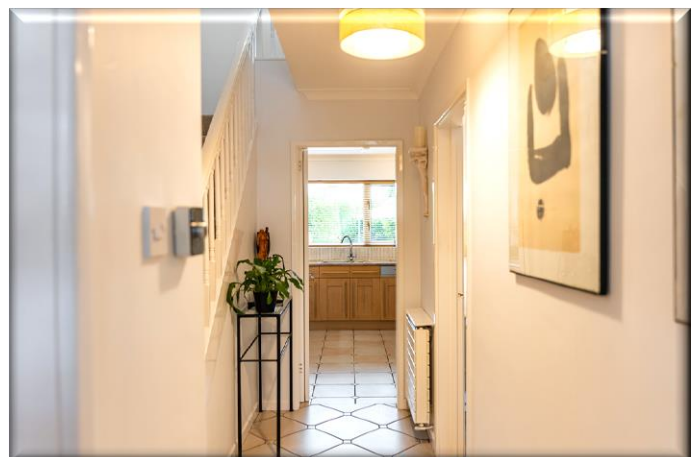
En-Suite 2' 7" x 9' 7" (0.78m x 2.93m)

Bedroom Two 8' 4" x 11' 1" (2.54m x 3.39m)

Bedroom Three 8' 4" x 9' 1" (2.54m x 2.77m)

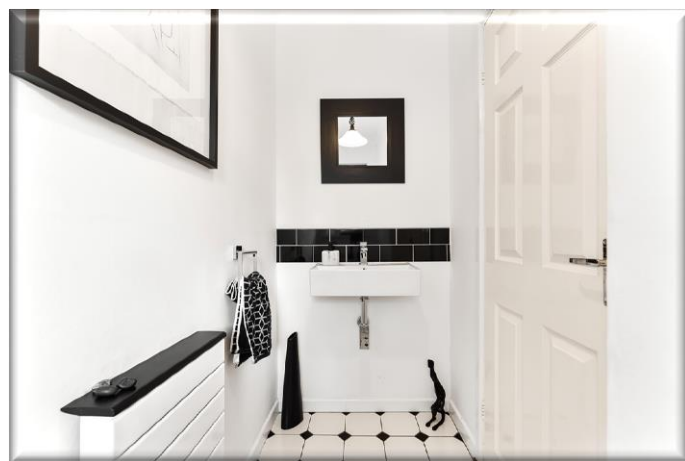
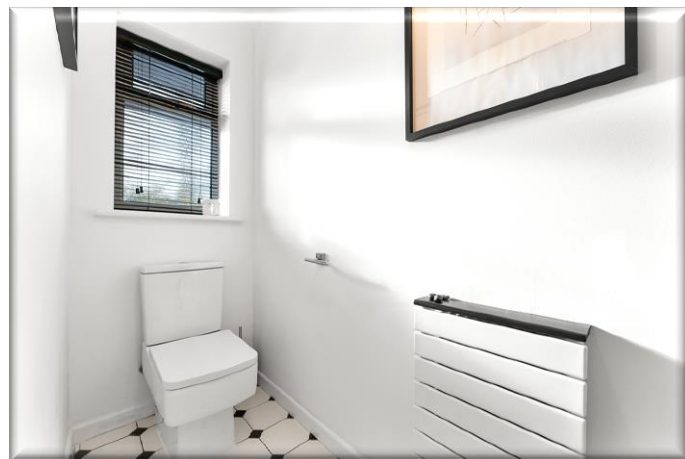
Bedroom Four 12' 2" x 10' 4" (3.70m x 3.15m)
Reducing to 2.5m x 1.12m

- Approx. Sq Ft - 1343 (124.7 Sq m)
- Freehold
- Construction - Brick Cavity/Tiled
- Council Band - E
- EPC Rating - C
- Services - Gas - Electric - Water – Sewer
- Parking - Driveway & Single Garage





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



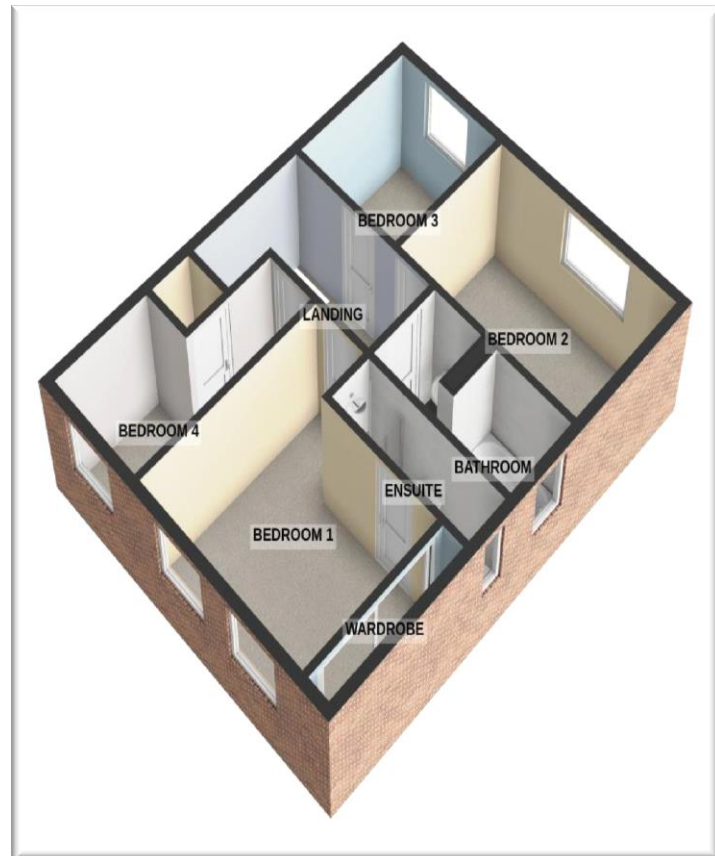
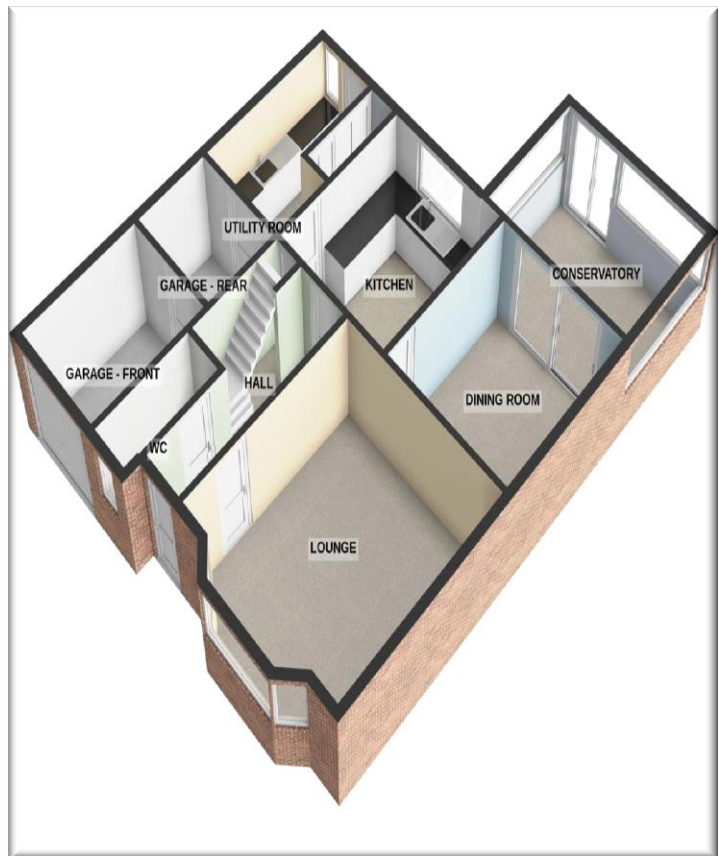
*"Ultimate Estate
Agency....From The Fox"*

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Directions

From Northwich leave along the A559 Chester Way, continue over the roundabout taking the second exit along New Warrington Road. Follow the road turning right along Chapel Street which in turn becomes Wincham Lane, cross over the A559 Hall Lane onto the B5391 Church Street. Proceed along passing Wincham primary school. Turn right onto Pear Tree Avenue and first right onto Beechwood Drive, turn left into Ashgate Lane.

***"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 Services Connected: Water, Gas, Electric, Main Sewerage
- Tax Band: E
- Parking: Driveway









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

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