



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- Superbly Appointed Detached
- Four Bedrooms
- Open Views
- Walled Garden
- Stunning Family/Kitchen
- Single Garage
- Study & Guest WC
- GFCH & UPVC D/G
- En-Suite To Main



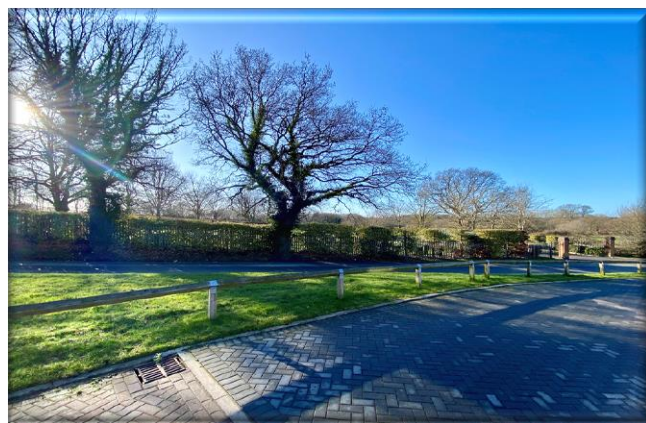
SUPERB MODERN DETACHED HOUSE - FOUR BEDROOMS - WALK IN CONDITION - OPEN VIEWS - STUNNING FAMILY LOUNGE/KITCHEN - WALLED GARDEN.

Royal Fox Estates are very pleased to offer to the open market this fabulous family home located within a popular modern residential development. The beautifully appointed accommodation features gas fired central heating, UPVC double glazed windows and enjoys open views to the front.

ACCOMMODATION - The property comprises briefly: reception hallway, guest WC, study, spacious family lounge/modern kitchen with BUILT IN APPLIANCES, dining room, utility room, four first floor bedrooms, En-suite and family bathroom/WC.

OUTSIDE - The property due to its position has an open feel with garden laid to lawn at the front with a long driveway extending to the side leading to a detached brick built garage with up and over door. To the rear of the property is an enclosed wall3ed garden laid to lawn with patio areas.

LOCATION - The property is located on the edge of a modern housing development and great access is afforded to the A556 with onward commuter routes. Local amenities can be found at Rudheath with its selection of shops and secondary school, the market town of Northwich is around a 10 minute car journey away.



**7 Aire Drive
Rudheath Northwich**

**Guide Price
£375,000**



Property Information.

- Approx Sq ft - 1051 (97.1 Sq m)
- Freehold.
- Development Service Charge - £145 per annum.
- Council Band - E
- EPC Rating - B
- Services - Mains - Gas - Electric - Water (Meter) - Sewer

Accommodation

Reception Hallway (3.49m x 2.14m)

Guest WC (1.48m x 1.12m)

Study (2.06m x 3.09m)

Family Lounge/Kitchen (5.70m x 7.85m)

Dining Room (3.55m x 2.76m)

Utility Room (1.90m x 1.60m)

First Floor Landing (2.84m x 2.42m)

Bedroom One (3.96m x 2.93m)

En-Suite (1.98m x 2.46m)

Bedroom Two (3.75m x 2.79m)

Bedroom Three (3.02m x 3.09m)

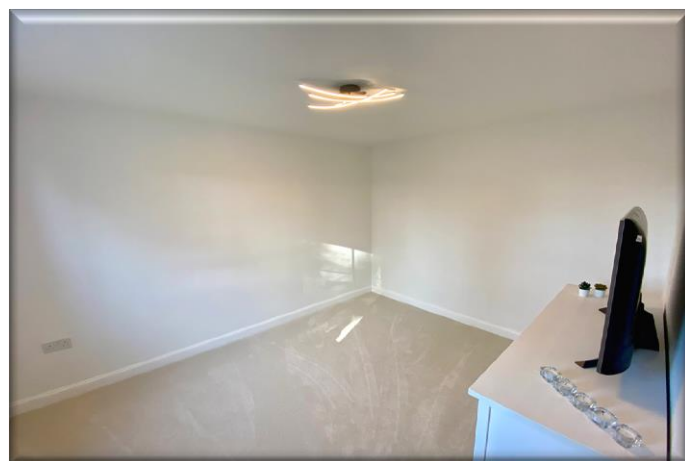
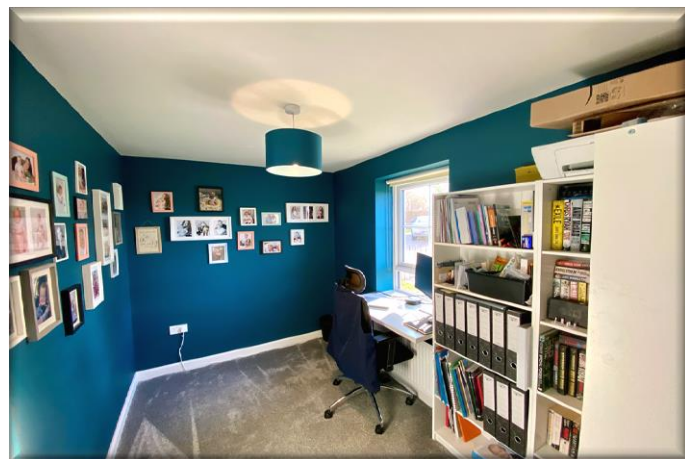
Bedroom Four (3.30m x 2.53m)

Family Bathroom/WC (2.08m x 1.70m)





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



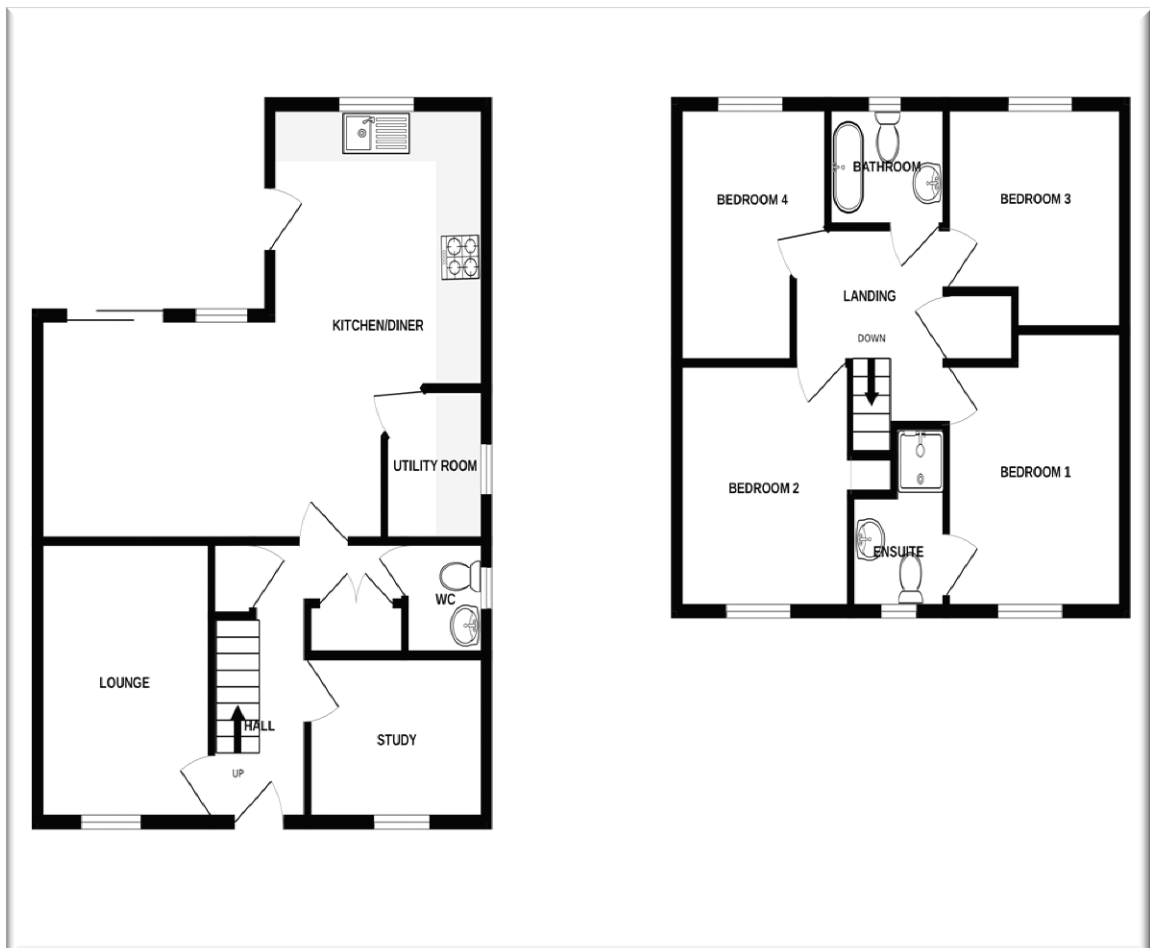
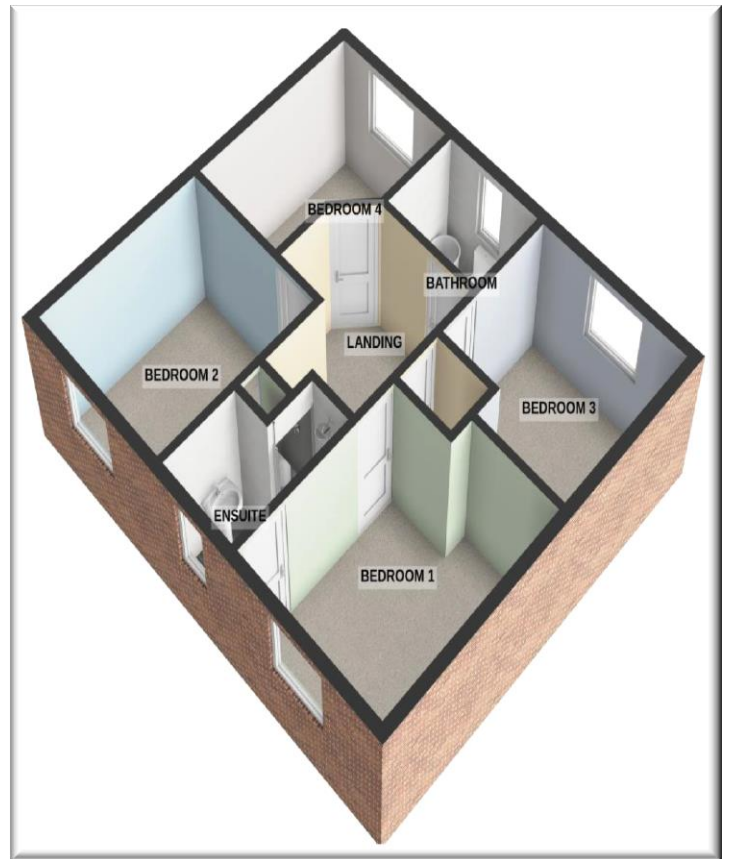
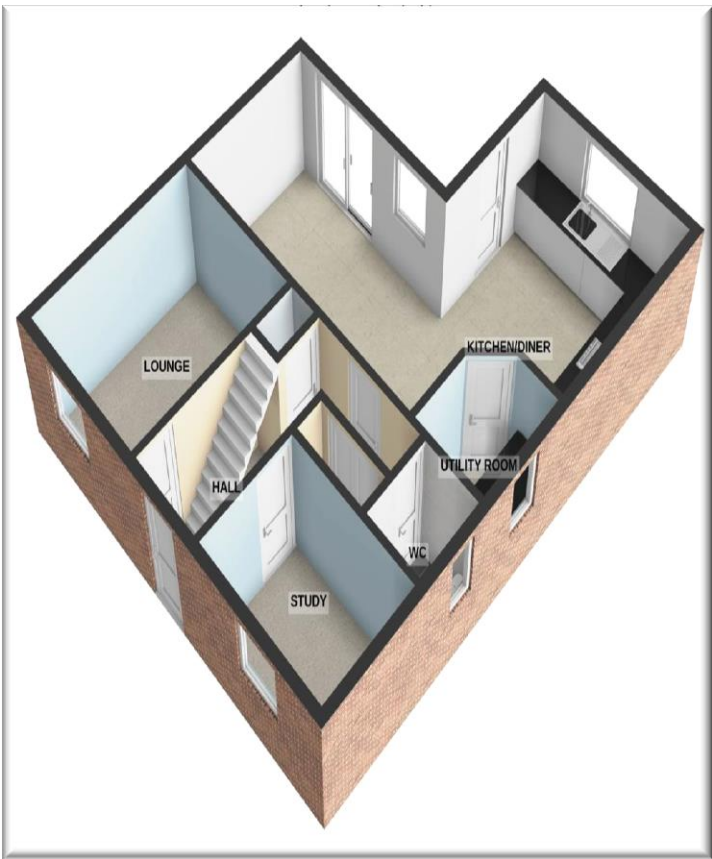
*"Ultimate Estate
Agency....From The Fox"*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Leaving the A556 onto Shipbrook Road turn first right onto Lune Crescent follow round to the left turning left onto Aire Drive, number 7 is located on the right hand side identified by our distinctive For Sale Board

***"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), Main Sewer
- Council Tax Banding - E
- Parking Arrangements - Driveway Parking & Garage





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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