



ROYAL FOX

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Key Features

- Detached True Bungalow
- 0.35 Acre Plot
- Four Bedrooms/Scope To Extend
- Extensive Gardens
- Double Garage
- Beautiful Countryside Views
- Close To Railway Station
- Gas Central Heating
- Private Lane



DETACHED TRUE BUNALOW - SPACIOUS ACCOMMODATION - FOUR BEDROOMS - EXTENSIVE GARDENS - DOUBLE GARAGE - ATTRACTIVE COUNTRYSIDE VIEWS - 0.35 ACRE PLOT....Royal Fox Estates are very pleased to offer to the open market this spacious bungalow with the potential to further extend/redevelop (subject to the necessary planning). The property features gas fired central heating and double glazed windows.

ACCOMMODATION - Comprising briefly: reception hallway, dual aspect lounge, separate dining room, modern well fitted breakfast kitchen WITH BUILT IN APPLIANCES, four generous bedrooms, bathroom/WC and a separate shower room/WC.

OUTSIDE - Willowdene site in an enviable plot extending to around 0.35 acres. Approached by a private lane just off Marsh Lane the bungalow offers ample parking with driveway and attached double garage. The gardens extend to all sides with various terraced areas, extensive lawns, well stocked flower beds with mature shrubs & bushes. The gardens to the rear enjoy beautiful open views over local farmland.

LOCATION - Cuddington village is a sought after location surrounded by beautiful Cheshire countryside with local shops and a railway station on the Manchester/Chester line, and less than ten minutes away is a station which connects with the Liverpool/London line via Crewe. Northwich is only five miles away, offering a complete selection of shops & services. There is a wide choice of excellent Independent and State schools within a 10 minute drive. An abundance of excellent Golf Courses within easy reach and plenty of country walks to include Delamere Forest around ten minutes away. Easy access is afforded to the A49/A556 and the local Motorway network.



**Willowdene Mill Lane
Cuddington Northwich**

**Asking Price
£550,000**



Accommodation

Reception Hallway 8' 1" x 23' 11" (2.46m x 7.28m)

Lounge 24' 2" x 13' 0" (7.36m x 3.95m)

Dining Room 9' 7" x 12' 4" (2.92m x 3.77m)

Breakfast Kitchen 15' 9" x 11' 9" (4.79m x 3.57m)

Bedroom One 11' 1" x 15' 9" (3.37m x 4.80m)

Bedroom Two 9' 7" x 14' 3" (2.92m x 4.35m)

Bedroom Three 13' 9" x 11' 10" (4.19m x 3.61m)

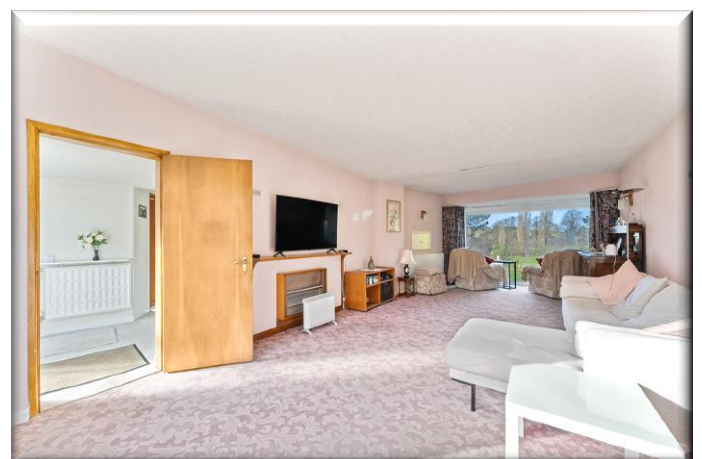
Bedroom Four 10' 3" x 10' 0" (3.12m x 3.06m)

Bathroom/WC 8' 5" x 6' 4" (2.57m x 1.93m)

Shower Room/WC 8' 5" x 5' 8" (2.57m x 1.73m)

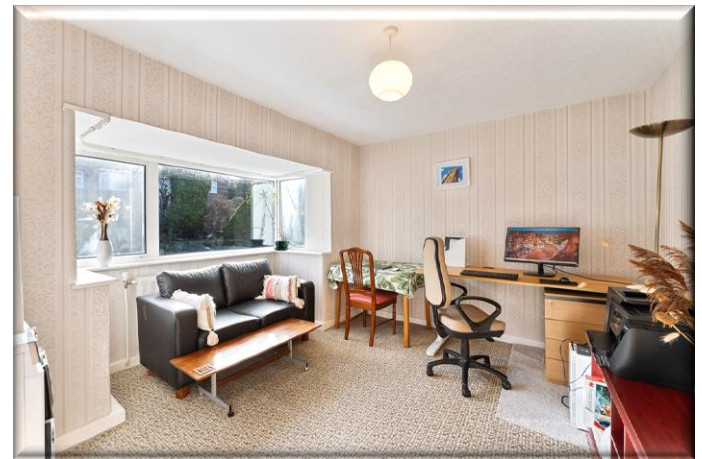
Property Information.

- *Approx. Sq Ft - 1377 - Sq Mt - 127.9*
 - *Freehold*
 - *Council Band F*
 - *EPC Rating - D*
 - *Services - Mains Gas- Electric - Water - Sewer*
 - *Parking - Drive/Hardstand - Double Garage*
-





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

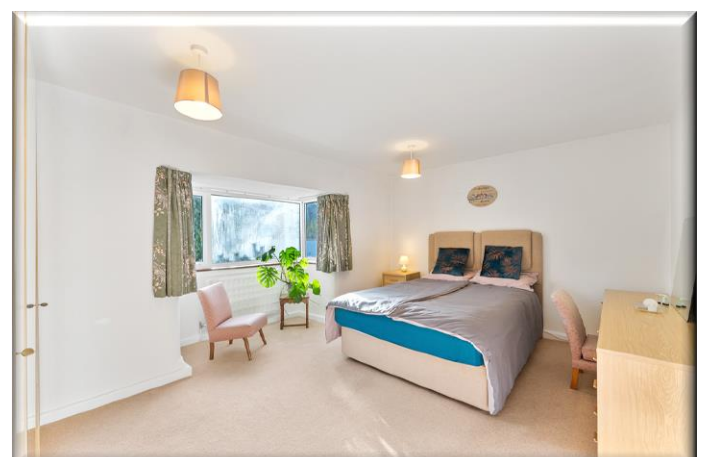


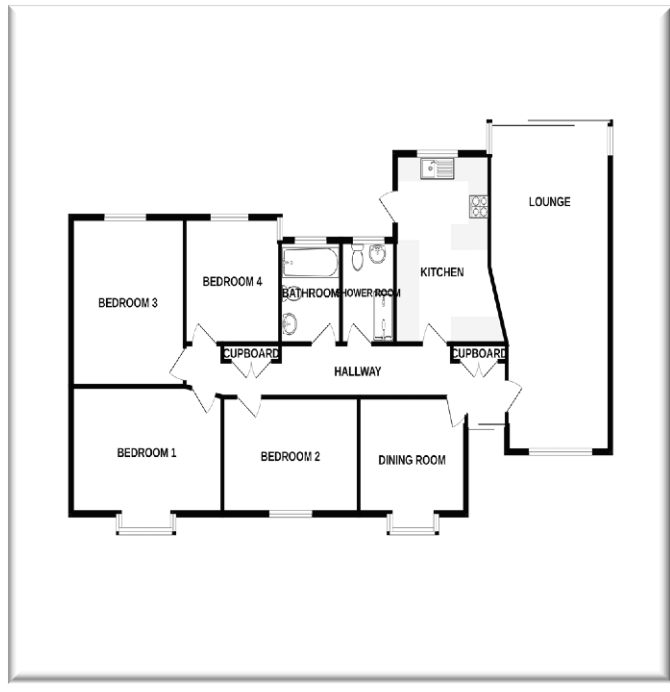
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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Directions

From Northwich leave along London Road in the direction of Kingsmead and proceed to the A556 Chester Road. At the roundabout turn right onto the A556 in the direction of Chester. Pass the turning for Hartford & Weaverham and turn right at Sandiway along Norley Road towards Cuddington. At the junction with the A49 proceed straight into Norley Road, take the first turning on the right into Mill Lane, Willowden is located off to the right down a small private 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 Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - F
- Parking Arrangements - Double Garage & Driveway





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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.