



ROYAL FOX

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Key Features

- Modern Semi Detached
- Three Bedrooms
- En-Suite & Guest WC
- Two Car Parking Spaces
- Gas Central Heating
- Lovely Interior
- UPVC Double Glazed
- Modern Kitchen
- Ideal Young Family Home

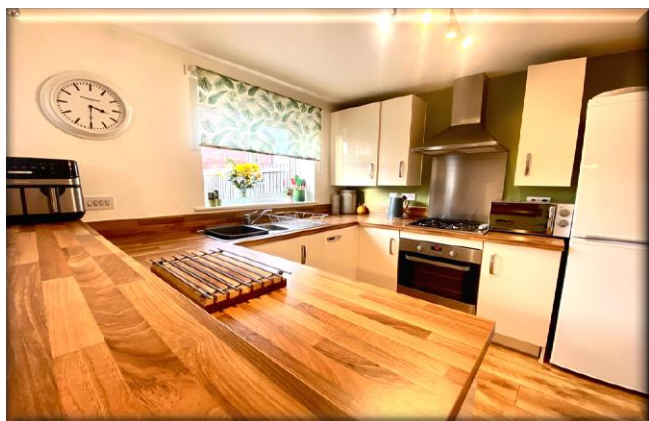


MODERN SEMI DETACHED - EXTREMELY WELL APPOINTED - EN-SUITE & GUEST WC - PRIVATE GARDENS - IMMACULATELY PRESENTED - THREE BEDROOMS... Royal Fox Estates are very pleased to offer to the open market this semi detached house of modern design that provides ideal young family accommodation. The property features gas fired central heating and UPVC double glazed windows.

ACCOMMODATION - Comprising briefly: reception hallway, Guest WC, lounge, modern fitted dining kitchen with BUILT IN APPLIANCES, three first floor bedrooms, En-suite Shower Room and family bathroom/WC.

OUTSIDE - To the front are two parking spaces side by side. To the left hand side of the property is a gated pathway allowing access to the rear garden laid to lawn with patio area.

LOCATION - Enjoying a cul-de-sac position this will make an ideal young family property as a children's play area is situated within the cul-de-sac. Conveniently located for the A556 commuter routes and onward journeys to the M56 & M6 Motorways which give easy access to Manchester, Chester, Liverpool and Warrington. A small selection of local shops can be found on the estate, a wider selection of shopping facilities, leisure activities and services can be found in the vibrant market town of Northwich



6 Salary Row
Lostock Gralam Northwich

Guide Price
£240,000



Property Information.

- *Approx. Sq ft- 754 (70.1 Sq m)*
 - *Leasehold - 999 Years From April 2017*
 - *Ground Rent: £270.00 PA*
 - *Service Charge - £155.00 PA*
 - *Council Band - B*
 - *EPC Rating - B*
 - *Services - Mains - Gas - Electric - Water (Meter) - Sewer*
 - *Parking - Two Parking Spaces*
-

Accommodation

Reception Hallway 5' 9" x 3' 5" (1.74m x 1.04m)

Guest WC 6' 3" x 3' 0" (1.91m x 0.92m)

Lounge 18' 1" x 15' 9" (5.52m x 4.80m)
Length Into Bay

Dining Kitchen 10' 8" x 15' 9" (3.24m x 4.80m)

First Floor landing 3' 7" x 9' 11" (1.09m x 3.03m)

Bedroom One 11' 9" x 10' 3" (3.59m x 3.12m)

En-Suite Shower Room 5' 9" x 5' 3" (1.76m x 1.59m)

Bedroom Two 8' 10" x 6' 11" (2.69m x 2.11m)

Bedroom Three 8' 10" x 6' 7" (2.69m x 2.01m)

Family Bathroom 6' 3" x 5' 6" (1.91m x 1.68m)





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

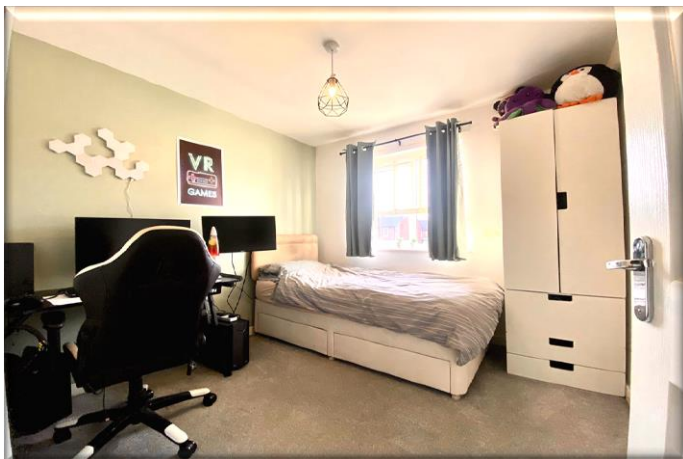
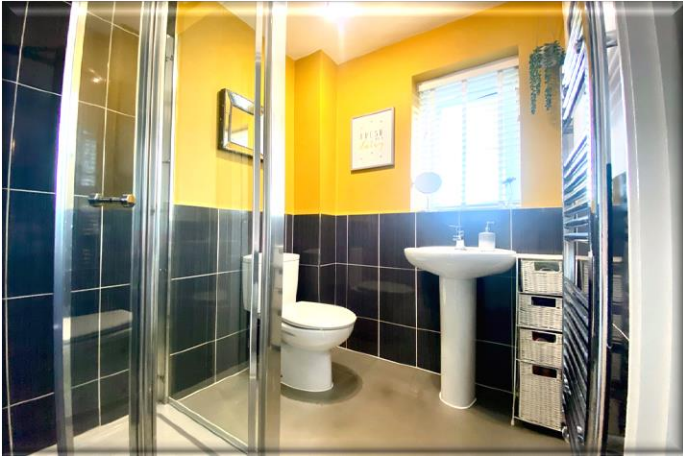
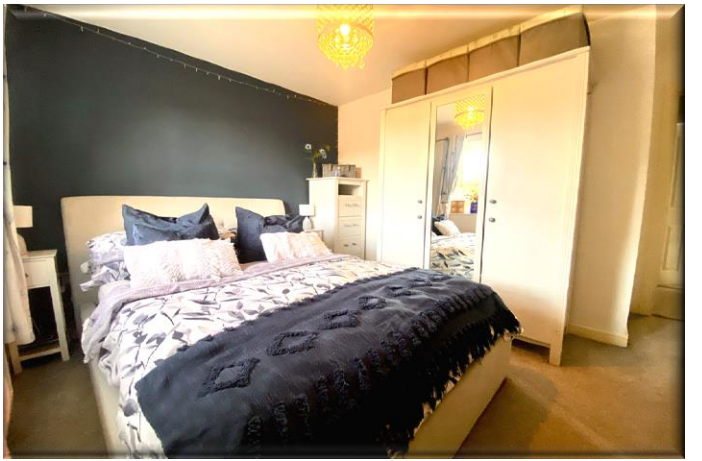


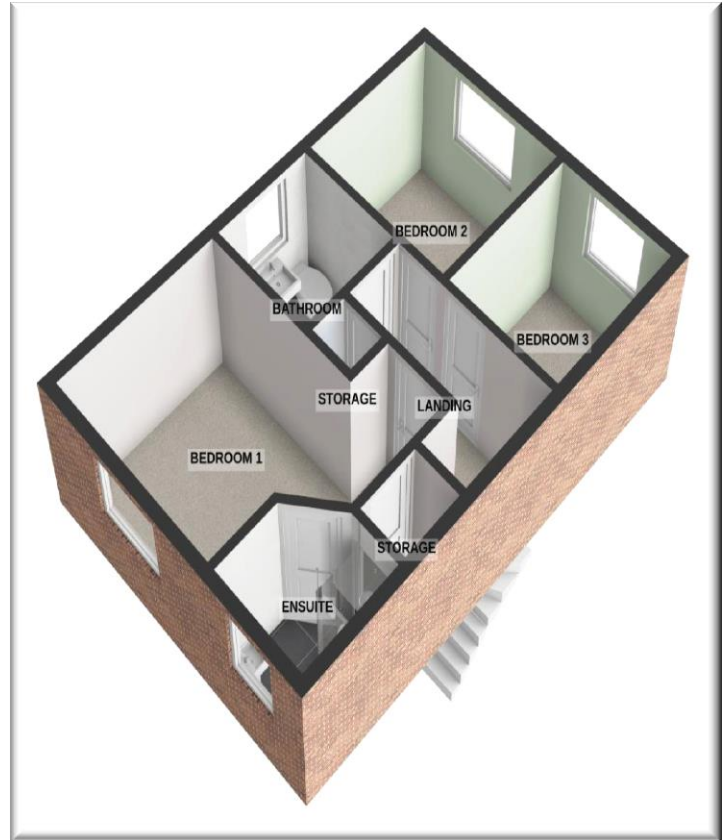
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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Directions

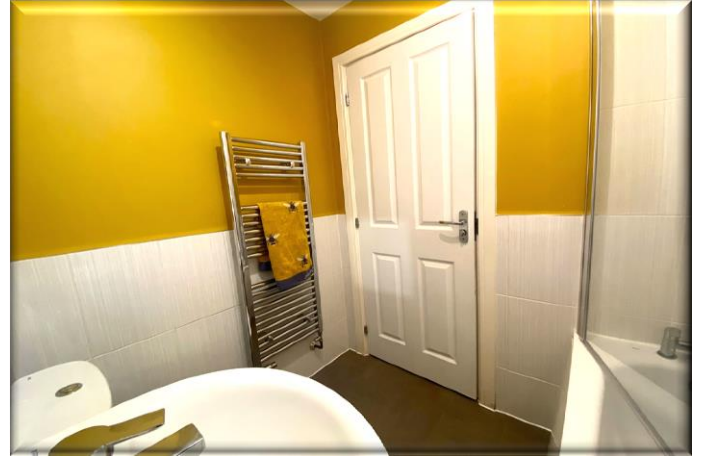
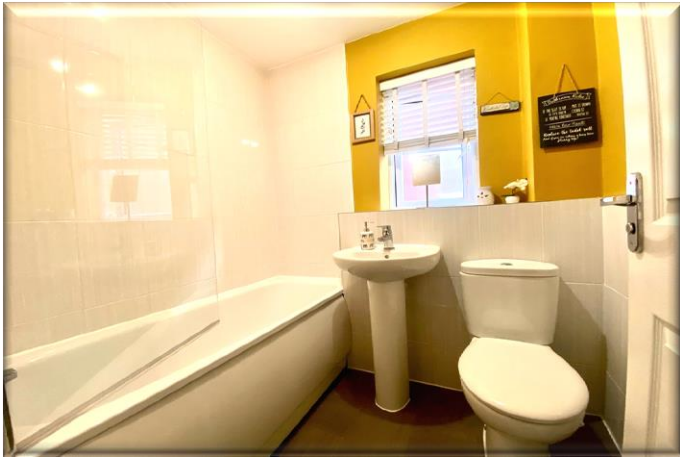
From Northwich leave along A559 Chester Way, at the roundabout take the third exit and proceed onto the A559 Manchester Road. After approx. 1.75 miles at the junction with Station Road, proceed straight on through the traffic lights and turn right at the next set of lights into Cheshire Limes. At the roundabout take the right turning onto Cheshire Avenue towards the new housing development turning first left into Wells Avenue and turn left into Gralam Grove and right into Salary Row.

***"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 - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter) Main Sewer
- Council Tax Banding - B
- Parking Arrangements - Driveway (Two Car Parking)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 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.