



ROYAL FOX

... ultimate estate agency

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- **Spacious Detached True Bungalow**
- **Three Bedrooms**
- **Modernisation Required**
- **Excellent Sized Plot**
- **Gas Central Heating**
- **No Chain**
- **Car Port & Garage**
- **Sought After Location**
- **Double Glazed**



NO CHAIN - DETACHED TRUE BUNGALOW - THREE BEDROOMS - GENEROUS PLOT - REQUIRES UPDATING - SOUGHT AFTER VILLAGE LOCATION..

Royal Fox Estates are very pleased to offer to the open market this detached true bungalow built circa 1970's that provides spacious accommodation on an excellent sized plot. The property will require updating but does benefit from gas fired central heating (combination system) and double glazed windows.

ACCOMMODATION - Comprising briefly: entrance hall, 'L' shaped lounge/diner, fitted kitchen, three good sized bedrooms & a combined bathroom/WC.

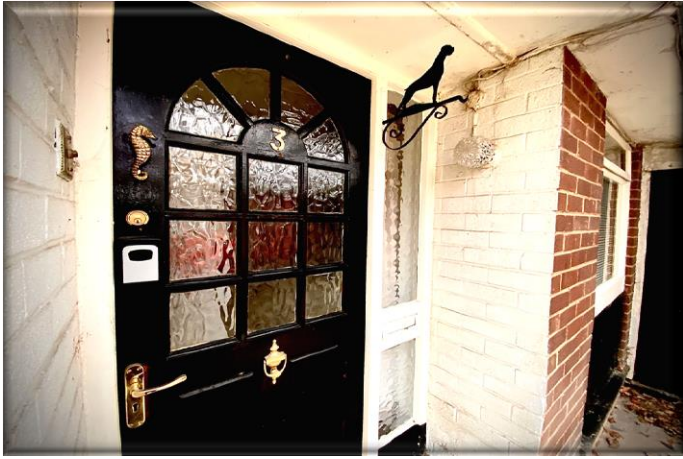
OUTSIDE - The bungalow occupies a generous plot with lawned gardens to both the front and rear, long driveway extending to the side leading to an attached carport and brick built garage with up and over door. Attached to the garage at the rear is garden room/home office.

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.



**3 Hewitt Grove
Wincham Northwich**

**Guide Price
£260,000**



Property Information

- Approx. Sq Ft - 1083 Sq ft (100.6 Sq m)
 - Freehold
 - Council Band – D
 - EPC Rating – TBC
 - Services- Mains - Gas - Electric - Water – Sewer
 - Parking - Driveway, Car Port, Garage
-

Accommodation

Entrance Hall 5' 10" x 11' 9" (1.79m x 3.59m)

Lounge/Diner 15' 11" x 21' 2" (4.86m x 6.45m)

Kitchen 10' 2" x 10' 7" (3.11m x 3.23m)

Bedroom One 12' 0" x 12' 3" (3.65m x 3.73m)

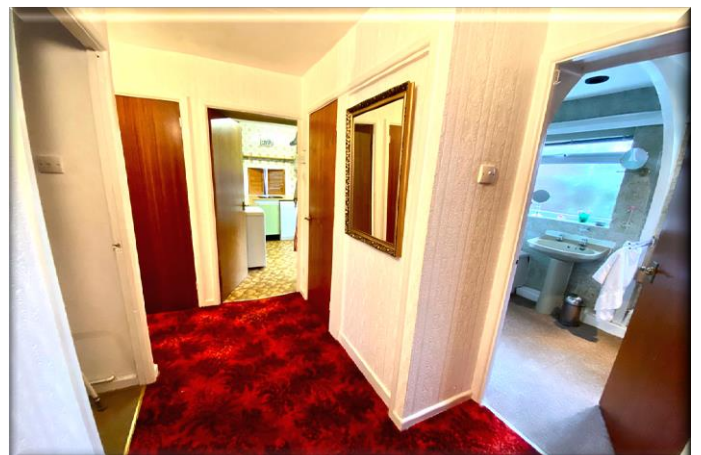
Bedroom Two 9' 3" x 11' 10" (2.82m x 3.61m)

Bedroom Three 8' 6" x 8' 11" (2.59m x 2.71m)

Bathroom/WC 8' 0" x 6' 0" (2.43m x 1.82m)

Garage 13' 6" x 9' 9" (4.12m x 2.97m)

Garden Room/Home Office





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



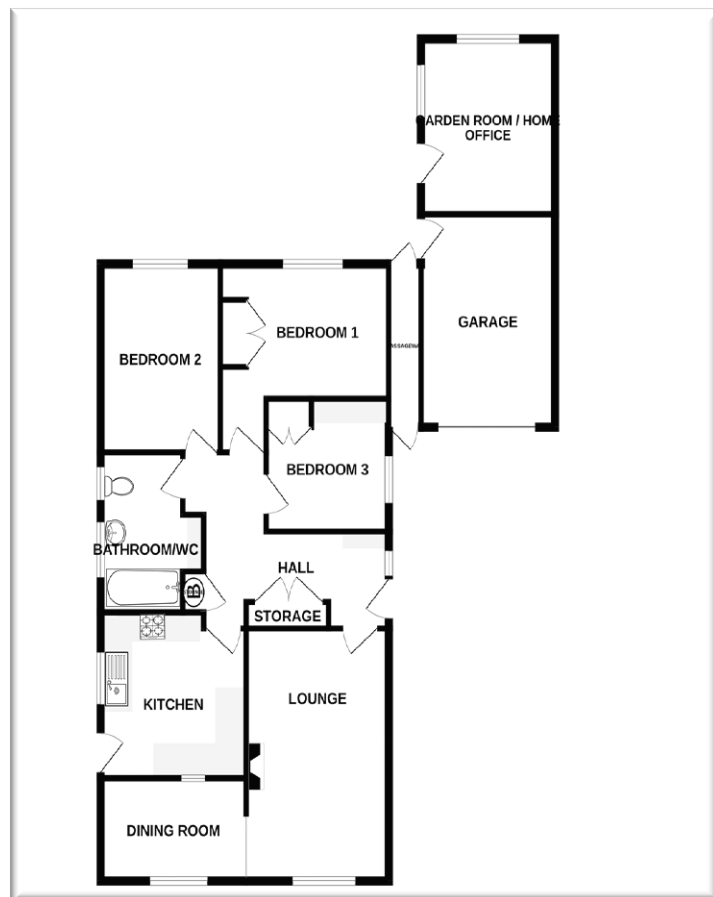
*"Ultimate Estate
Agency....From The Fox"*

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Directions

From Northwich town centre leave along the A559 Chester Way, take the third exit on the roundabout along Chester way which in turn becomes Manchester Road. Turn left onto Hall lane and continue turning right along Green Lane. From Green Lane turn right onto Linnards Lane, turn left and left again onto Shore Green Drive, Hewitt Grove is located on the right and number 3 is located on the left 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 - Electric, Gas, Water, Main Sewer
- Council Tax Banding - D
- Parking Arrangements - Driveway & Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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