



ROYAL FOX

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Key Features

- Detached True Bungalow
- Two Double Bedrooms
- En-Suite To Main Bedroom
- Built Circa 1957
- Wrap Around Garden
- Updating Required
- Potential To Add Value
- Sought After Location
- Driveway & Garage



DETACHED TRUE BUNGALOW - BUILT CIRCA 1957 - LARGE CORNER PLOT - TWO BEDROOMS - REQUIRES SOME UPDATING- SOUGHT AFTER LOCATION- FULL PLANNING FOR EXTENSION..... Royal Fox Estates are delighted to offer to the open market this detached true bungalow requiring updating and modernisation, however offers superb potential for the discerning buyer to include full planning consent for a single storey rear extension, front and side porch extensions and demolishing the current garage and erecting a new one. (PLANNING APPLICATION - 22/03787/FUL) The property benefits from Upvc double glazed windows and gas fired central heating with combination boiler.

ACCOMMODATION - Comprising briefly: entrance porch, reception hallway, spacious lounge, fitted dining kitchen, conservatory, two double bedrooms, En-suite to main bedroom, bathroom with separate WC.

OUTSIDE - The bungalow stands in a generous corner plot with a mature wrap around garden, driveway and detached single garage. The rear garden is very private and south facing.

LOCATION - Hartford village is best described as "delightful" with local shops, services, public houses, churches and excellent schools including primary, secondary and the Grange private school. For a larger selection of shops & services the market town of Northwich is only a short car journey away. Good access is afforded from Hartford to the A556 which in turn provides links to the major motorway networks to include the M6 & M56 making destinations to Chester, Manchester, Liverpool and Manchester international airport all easily accessible.



9A Lodge Lane
Hartford Northwich

Offers Over
£385,000



Property Information.

Sq ft - 874 (84.1 Sq m)

Freehold

Council Band - D

EPC Rating - D

Services - Mains - Gas - Electric - Water - Sewer

Parking - Driveway & Garage

Accommodation

Entrance Porch 3' 4" x 3' 6" (1.02m x 1.07m)

Reception Hallway 14' 3" x 5' 11" (4.35m x 1.81m)

Lounge 13' 4" x 13' 5" (4.07m x 4.09m)

Dining Kitchen 11' 7" x 13' 6" (3.53m x 4.12m)

Conservatory 7' 5" x 12' 2" (2.25m x 3.72m)

Bedroom One 11' 11" x 15' 0" (3.64m x 4.56m)
reducing in length 2.77m

En-Suite 2' 7" x 8' 3" (0.78m x 2.51m)

Bedroom Two 11' 7" x 9' 10" (3.53m x 3.0m)

Bathroom 4' 10" x 2' 8" (1.47m x 0.81m)

Sep WC





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

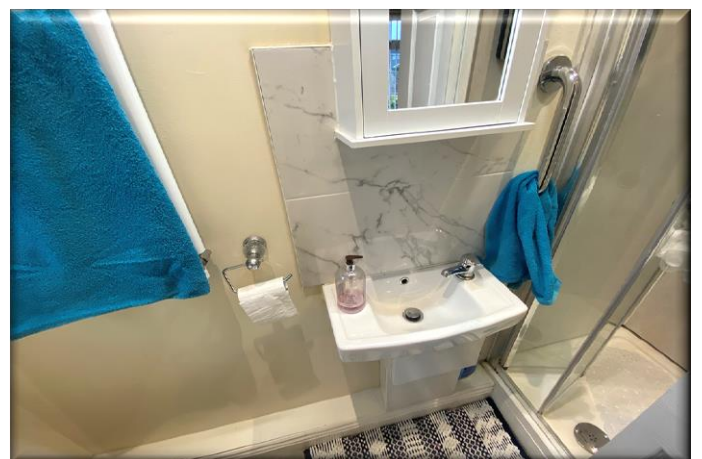


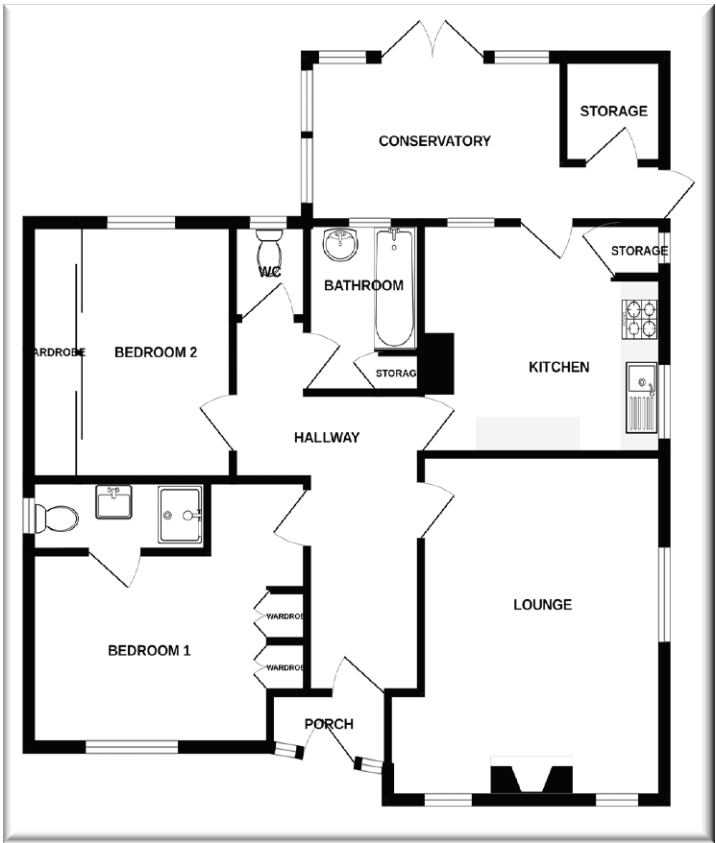
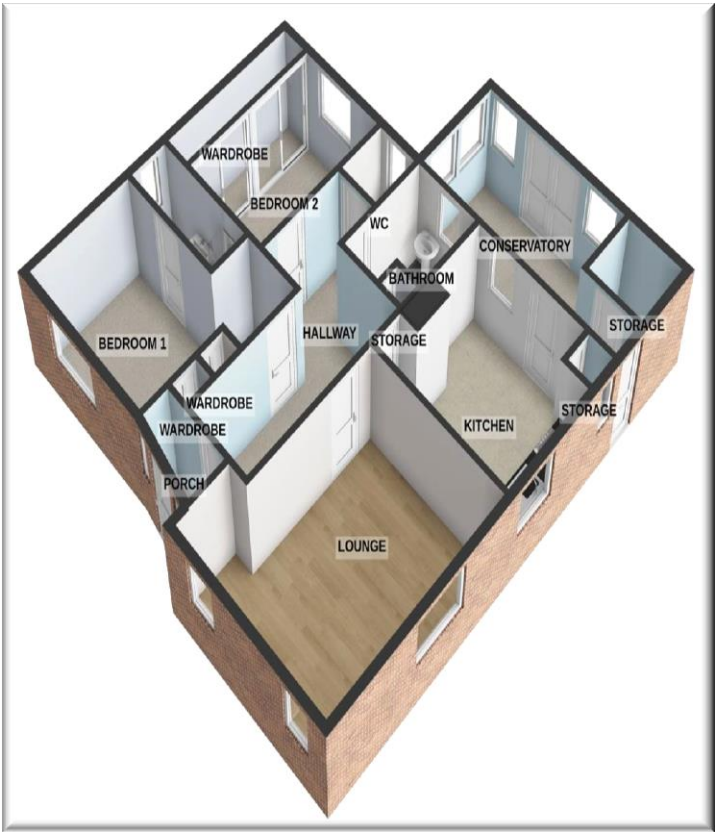
*"Ultimate Estate
Agency....From The Fox"*

**Viewings : Northwich Office
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Directions

From Northwich leave along the A559 Chester Road, pass Greenbank railway station and continue towards Hartford Green. At the traffic lights turn left onto School Lane pass the village green on your right. Proceed along towards the A556, Lodge Lane is located on the right, number 9a is on the left hand side denoted 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, Main Sewer
- Council Band - D
- Parking - Driveway & Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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