



ROYAL FOX

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- **A Hidden Gem**
- **Substantial Victorian Terraced**
- **5 Generous Bedrooms**
- **Large Rear Garden**
- **2 Bathrooms**
- **3 Reception Rooms**
- **1800 Sq Ft. of Accommodation**
- **Close to Town Centre**
- **Great Potential**



A HIDDEN GEM!! - ATTRACTIVE & SUBSTANTIAL VICTORIAN TERRACED - 5 GENEROUS BEDROOMS - LARGE PRIVATE REAR GARDEN ... Royal Fox Estates are pleased to offer this deceptively large Victorian home located close to the town centre and boasting over 1800 Sq ft of accommodation. The property also offers a superb rear garden on top of the excellent internal space.

ACCOMMODATION: No.111 is set over 3 storeys and comprises of: Hall, Lounge, Dining Room, additional reception currently used as Utility/Boot Room, Kitchen & Morning room to the rear with access to the garden. To the first floor are two particularly large bedrooms (Dual Aspect bedroom One) & a combined bathroom/WC. To the second floor are three further generous sized bedrooms, as well as an additional Bathroom.

OUTSIDE: To the front of the property is a fenced forecourt. At the rear is a large rear garden backing on to fields giving a lovely rear aspect with patio area & timber store shed.

LOCATION: The home is located just a short walk from the town centre with a wide range of shops, amenities & public transport links that Northwich offers. Access is afforded via the A556 to M6 & M56 motorways putting major nearby cities within easy reach.

Property Information: Approx Sq Footage: 1814 Tenure: Freehold Council Band: C EPC Rating: D Parking Arrangements: Street Parking (Direct parking outside property unavailable)



**111 London Road
Northwich**

**Guide Price
£220,000**



Accommodation

Hall 21' 2" x 3' 6" (6.46m x 1.07m)

Lounge 13' 4" x 13' 11" (4.07m x 4.25m)

Dining Room 12' 5" x 13' 11" (3.78m x 4.25m)

Boot Room / Utility 11' 5" x 9' 4" (3.49m x 2.85m)

Kitchen 8' 5" x 10' 6" (2.56m x 3.19m)

Morning Room 11' 11" x 6' 9" (3.64m x 2.07m)

First Floor Landing

Bedroom One (First Floor) 21' 11" x 11' 0" (6.67m x 3.35m)

Bedroom Two (First Floor) 12' 0" x 13' 2" (3.66m x 4.02m)

Bathroom/WC (First Floor) 7' 11" x 8' 6" (2.42m x 2.59m)

Second Floor Landing

Bedroom Three (Second Floor) 12' 0" x 13' 3" (3.65m x 4.03m)

Bedroom Four (Second Floor) 8' 9" x 13' 2" (2.66m x 4.02m)

Bedroom Five (Second Floor) 11' 10" x 13' 2" (3.60m x 4.02m)

Bathroom/WC (Second Floor) 6' 6" x 7' 0" (1.98m x 2.14m)





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



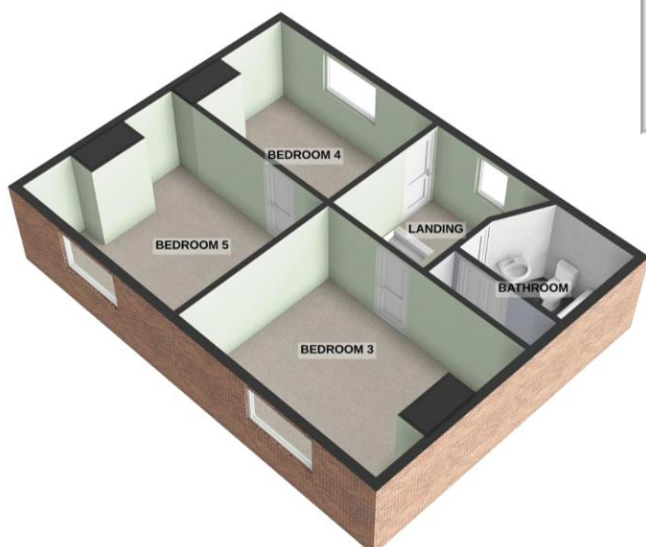
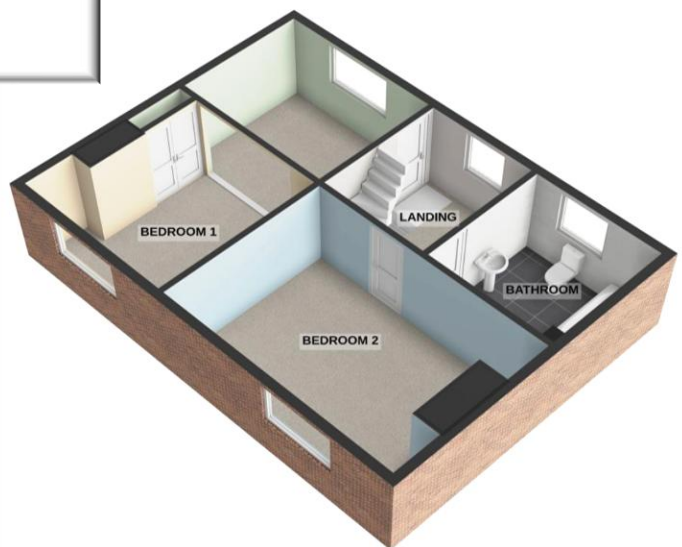
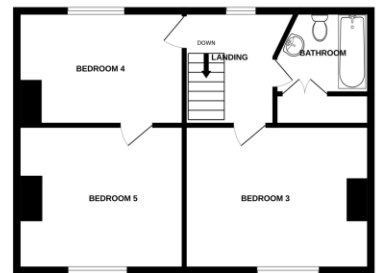
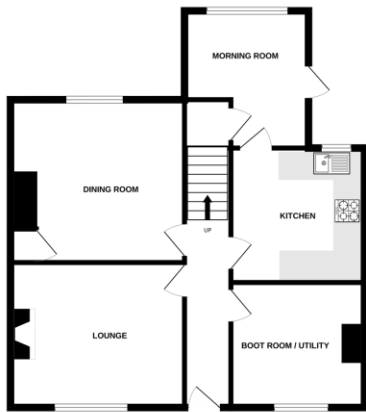
*"Ultimate Estate
Agency....From The Fox"*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich Town Centre take the one way system slighting left to continue onto London Road. No. 111 is located on the left hand side shortly after passing under the railway bridge.

***“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 No. TBC
- Class of Title: TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: C
- Parking Arrangements: Street Parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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