



ROYAL FOX

... ultimate estate agency

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- Beautiful Character Cottage
- Large Rear Garden
- Circa 1840
- Renovated 2006/7
- Presented To High Standard
- Extended Accommodation
- Under-Floor Heating
- Attached Garage
- En-Suite & Guest WC

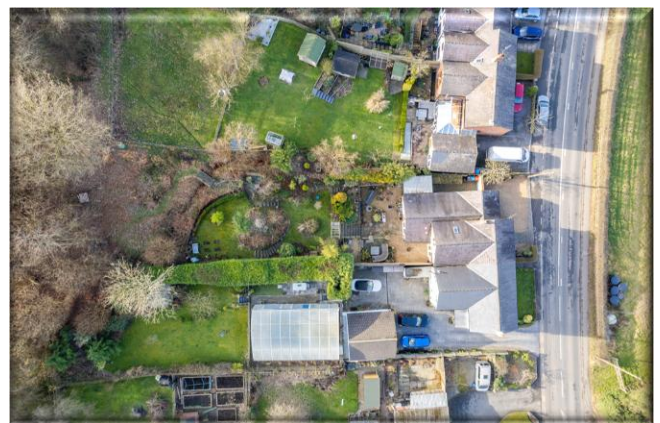


BEAUTIFULLY APPOINTED SEMI DETACHED CHARACTER COTTAGE - THREE BEDROOMS - EN-SUITE - EXTENDED & DECEPTIVELY SPACIOUS - LARGE REAR GARDEN - OPEN ASPECT - ONE NOT TO BE MISSED !!!! Royal Fox Estates are very pleased to offer to the open market 171 Wallerscote Road, this semi detached cottage built circa 1840 but has been totally renovated and extended in 2006/07. The property provides large and attractive family accommodation, presented to a high standard with features to include under-floor heating to both the dual lounge/diner and the family kitchen. Gas fired central heating via a combination boiler and UPVC double glazed windows have been added..

ACCOMMODATION - Comprising briefly : covered storm porch, dual aspect lounge/diner, open feature fireplace with cast iron wood burner, superbly appointed family kitchen with centre island, seating/dining area and space for a range-style cooker, inner vestibule giving access to the attached garage and guest WC. To the first floor is a large open landing, three bedrooms, en-suite and Juliet balcony to the master and a family shower room/WC .

OUTSIDE -To the front is a gravel drive with parking for two cars, attached garage with up and over door, garage with power, lighting and water. Gated side access leads to the large rear garden. Outside power outlets, the rear garden stretches around 170ft and is south facing with patio and paved areas, tiered lawns and wooded aspect. Fabulous garden for children to run off steam and explore.

LOCATION - The cottage enjoys open views and is centrally located for both Weaverham village and Northwich town centre, both provide a large selection of shops, supermarkets and services. Countryside walks are available literally on the doorstep and excellent access is afforded to both the A49/A556 with onward links to the local motorway network. Good primary and secondary schools can be found in both Weaverham and Hartford.



170 Wallerscote Road
Weaverham Northwich

Guide Price
£425,000



Property Information

Approx. Sq ft - 1800 - Sq m 167.2

Freehold

Council Band - B

EPC Rating – C

Services - Mains - Water - Gas - Electric - Septic Tank

Parking - Driveway & Garage

Accommodation

Lounge/Dining Room 32' 7" x 18' 1" (9.92m x 5.50m)

Family Kitchen 18' 11" x 18' 5" (5.76m x 5.62m)
reducing in width 3.59m

Inner Vestibule 4' 1" x 3' 8" (1.25m x 1.12m)

Guest WC 4' 1" x 7' 8" (1.24m x 2.33m)

Attached Garage 15' 11" x 12' 4" (4.84m x 3.75m)

First Floor Landing 13' 4" x 10' 3" (4.06m x 3.12m)
reducing in width 0.92

Bedroom One 14' 1" x 10' 11" (4.28m x 3.34m)

En-Suite 11' 3" x 5' 1" (3.43m x 1.56m)

Bedroom Two 8' 0" x 10' 10" (2.45m x 3.29m)
measured to built in wardrobe

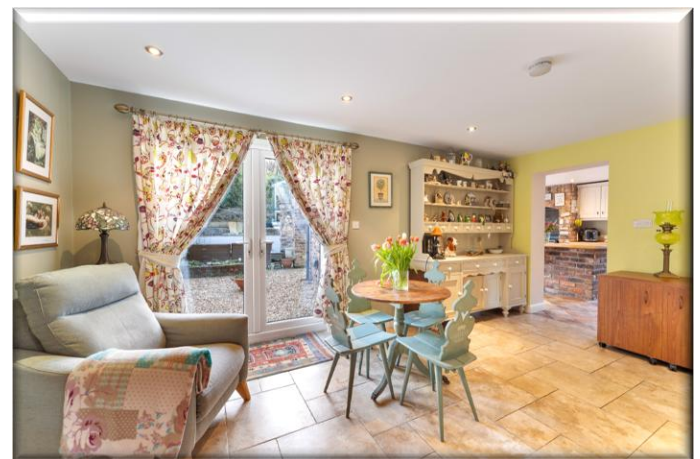
Bedroom Three 10' 8" x 6' 7" (3.25m x 2.01m)

Family Shower Room/WC 7' 4" x 7' 5" (2.23m x 2.25m)





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



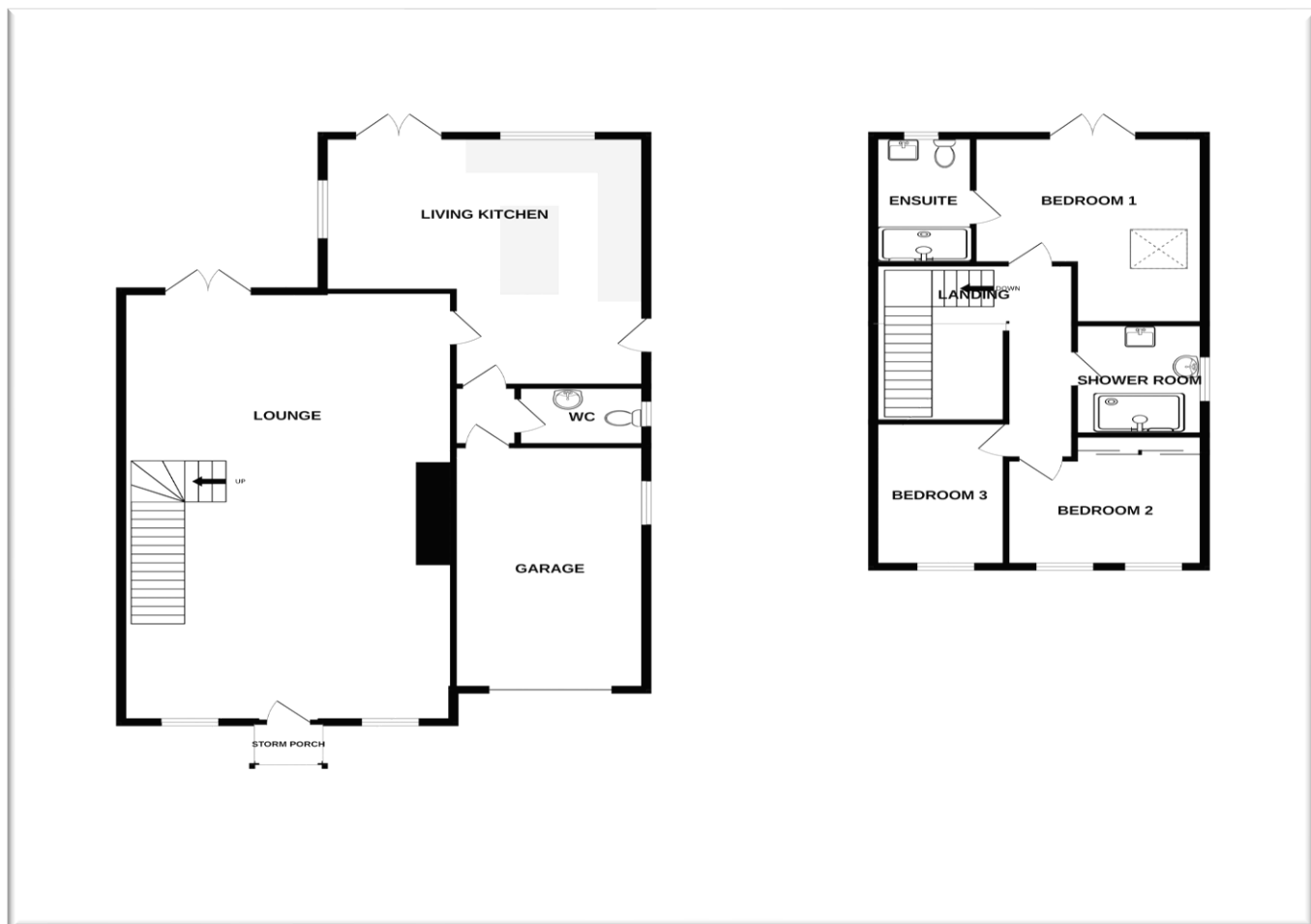
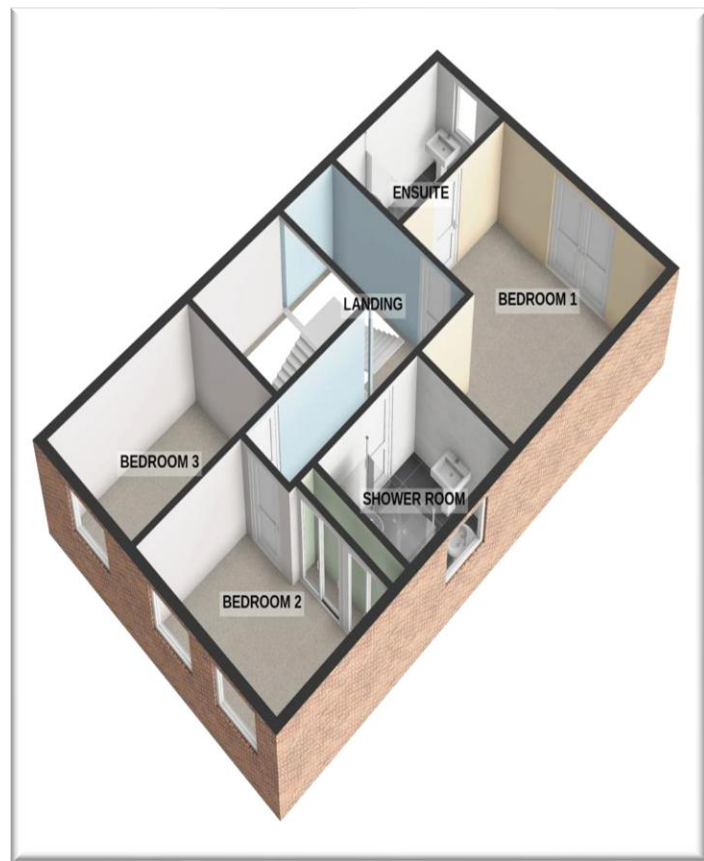
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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Directions

From Northwich, take the one way system to Castle Street bearing left onto Winnington hill. Continue along Winnington Lane until reaching the crossroads next to the garden centre. Turn left onto Winnington Avenue, proceed along in the direction of Weaverham passing Hartford Golf Club on your left, the road becomes Wallerscote Road and number 170 can be found on the left hand side, 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 - Gas, Electric, Water, Septic Tank
- Council Tax Banding - CB
- Parking Arrangements - Driveway & Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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