



# ROYAL FOX

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- Spacious Semi Detached
- Generous Plot
- Two Double Bedrooms
- Rear Garage
- Modernisation Required
- Kitchen/Diner
- Scope to Extend
- Ideal First Purchase/Investment
- Viewings Advised



**SPACIOUS SEMI DETACHED - MODERNISATION REQUIRED - TWO DOUBLE BEDROOMS - GENEROUS PLOT / SCOPE TO EXTEND** ... Royal Fox Estates are very pleased to offer this ideal first home / Investment property situated in a highly sought after area & occupying a good sized plot giving plenty of scope to extend & add value. The home benefits from UPVC double glazing and electric heating.

**ACCOMMODATION:** No.66 Walnut Avenue comprises briefly: Entrance hall, Lounge & Kitchen/Diner. To the first floor are two double bedrooms and a combined Bathroom/WC.

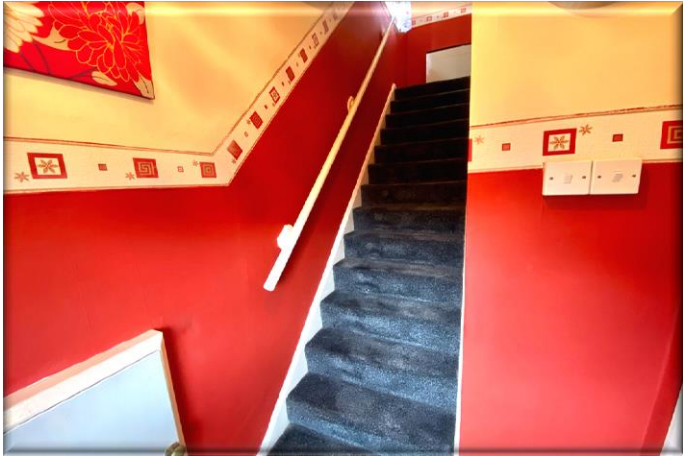
**OUTSIDE:** To the front of the property is a well maintained garden laid to lawn with gate & pathway with access through to the rear. To the rear is a good sized & low maintenance garden that wraps around to the side elevation. At the end is a single garage with access allowing off road parking.

**LOCATION:** Weaverham village is surrounded by beautiful Cheshire countryside and many out door leisure activities are literally on the doorstep to include Delamere Forest, Go Ape & Marbury Park. The property is well located being only a short distance from the village centre where a good range of shops and local services can be found. Highly rated primary and secondary schools are also located within the village.



66 Walnut Avenue  
Weaverham Northwich

Guide Price  
**£160,000**



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**Property Information:**

**Freehold**

**Approx Sq Footage 745 (70.1 Sq m)**

**EPC Rating: E**

**Council Band: B**

**Mains Connected: Electric, Water, Sewage**

**Parking Arrangements: Rear Garage / Street Parking to Front**

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**Accommodation**

**Entrance Hall** 4' 4" x 3' 10" (1.31m x 1.16m)

**Lounge** 11' 10" x 13' 1" (3.61m x 3.99m)

**Kitchen/Diner** 9' 7" x 15' 4" (2.93m x 4.67m)

**Landing** 3' 10" x 6' 8" (1.18m x 2.02m)

**Bedroom One** 10' 11" x 15' 3" (3.32m x 4.64m)

**Bedroom Two** 9' 10" x 11' 0" (3m x 3.36m)

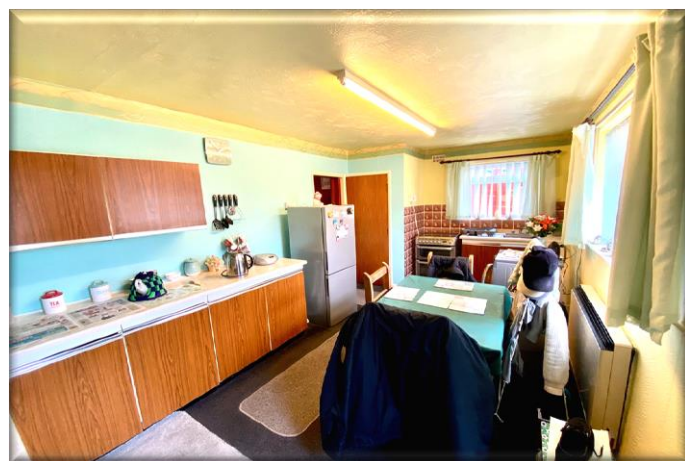
**Bathroom/WC** 5' 6" x 6' 7" (1.67m x 2.01m)







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

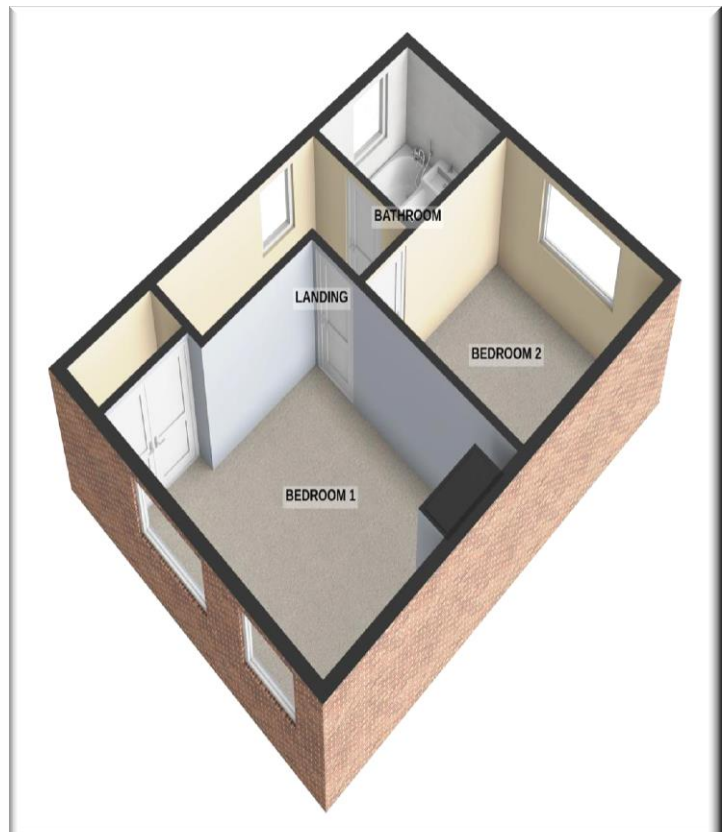
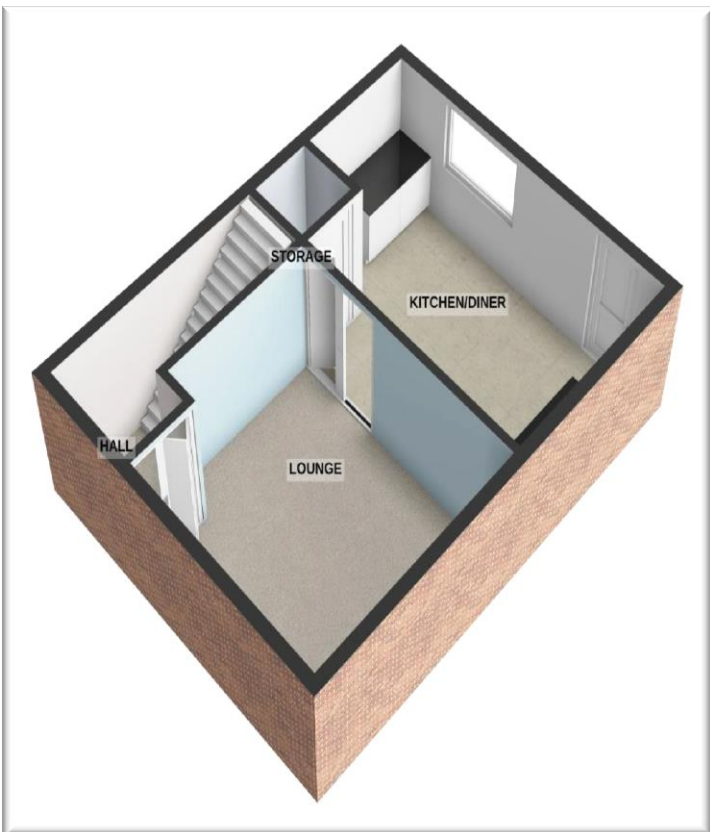


*"Ultimate Estate  
Agency....From The Fox"*

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

Tel: 01606 44 0 44

e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)











## Directions

Proceed out of Northwich on the A559 Chester Road towards Hartford. At the Greenbank Hotel bear right onto Beech Road towards Weaverham. At the mini roundabout proceed straight on into Northwich Road. Turn left into Walnut Avenue.

***“Call The Fox NOW for  
your FREE valuation”***



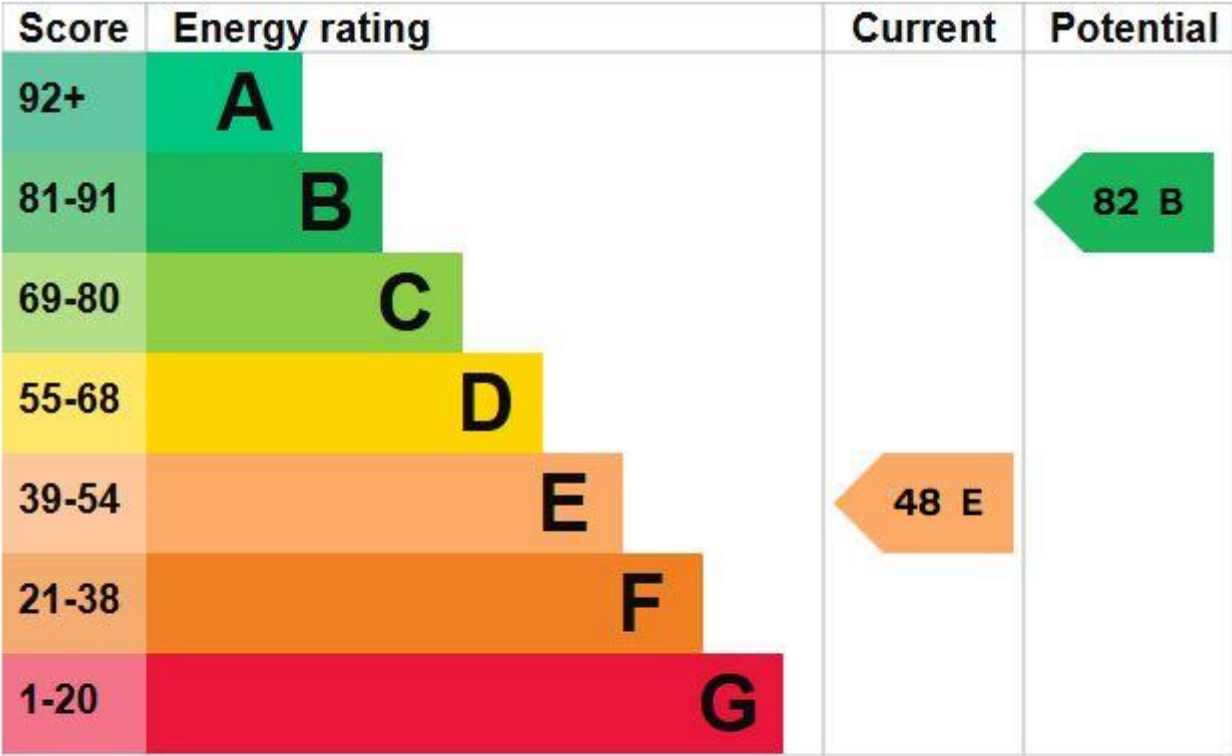
## IMPORTANT NOTE:

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, Water, Sewage
- Council Band: B
- Parking Arrangements: Off Road Parking (To Rear)



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