



# ROYAL FOX

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## Key Features

- Modern Detached House
- Beautifully Appointed
- Three Bedrooms
- Stylish Family Kitchen
- Converted Garage
- Large Rear Garden
- Canal Views
- Driveway Parking
- Guest WC

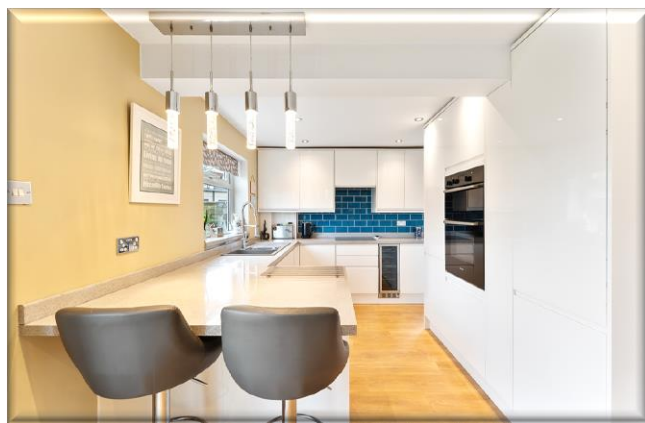


**BEAUTIFULLY APPOINTED DETACHED HOUSE - WALK IN CONDITION - THREE BEDROOMS - CONVERTED GARAGE - LARGE REAR GARDEN - STYLISH FAMILY KITCHEN - CANAL VIEWS - IDEAL FAMILY PURCHASE...** Royal Fox Estates are extremely pleased to offer to the open market this modern detached house that sits at the top of a small cul-de-sac. The property has been much improved by the present owners and features include gas fired central heating and UPVC double glazed windows.

**ACCOMMODATION** - Comprising briefly, entrance into lounge, stylish family kitchen with dining area, **BUILT IN APPLIANCES**, guest WC, side vestibule, study/utility room (formally the garage) three generous first floor bedrooms and a modern combined bathroom/WC finished in white.

**OUTSIDE** - To the front is a driveway with gated access to the side. To the rear is a large well appointed garden with canal views, part of the garden is on a separate rent of £25.00 pa, payable to ICI - Insurance £25 pa ) The garden is extremely well tendered, laid to lawn, patio areas, absolute fabulous space for kids to let off steam while the adults chill with a glass of red!!

**LOCATION** - The property enjoys a cul-de-sac position with good access afforded to local amenities and both primary and secondary schools. For the commuter excellent access is afforded to the A556 with onward links to the local motorway networks.



**28 Wentworth Close  
Rudheath Northwich**

**Guide Price**

**£315,000**



### *Property Information*

*Approx. Sq Ft – 1129 (104.1 Sq m)*

*Freehold*

*Council Band - D*

*EPC Rating - D*

*Services - Mains - Gas - Electric - Water - Sewer*

*Parking - Driveway*

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## **Accommodation**

**Lounge** 19' 1" x 11' 11" (5.82m x 3.64m)

**Family/Dining Kitchen** 9' 0" x 26' 0" (2.75m x 7.93m)

**Guest WC** 6' 11" x 3' 5" (2.12m x 1.05m)

**Study/Utility** 16' 1" x 8' 1" (4.90m x 2.46m)

### **First Floor Landing**

**Bedroom One** 15' 1" x 12' 2" (4.61m x 3.71m)

**Bedroom Two** 11' 11" x 8' 3" (3.64m x 2.51m)

**Bedroom Three** 9' 0" x 10' 10" (2.74m x 3.30m)

**Bathroom/WC** 5' 5" x 9' 6" (1.64m x 2.90m)







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



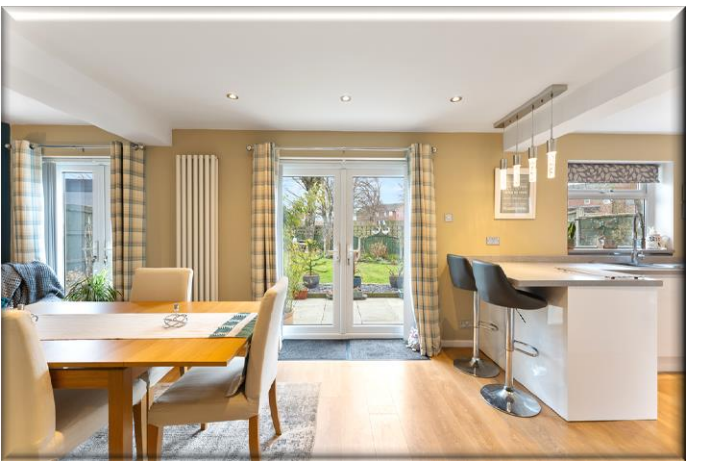
***"Ultimate Estate  
Agency....From The Fox"***

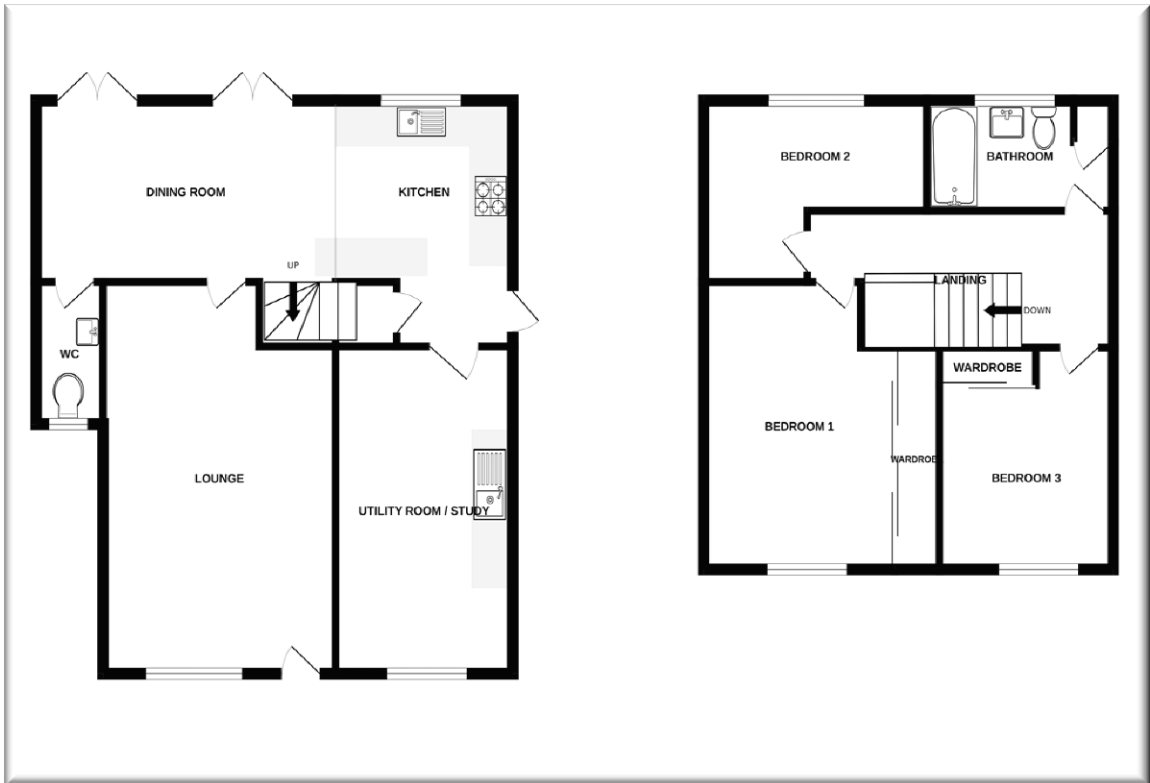
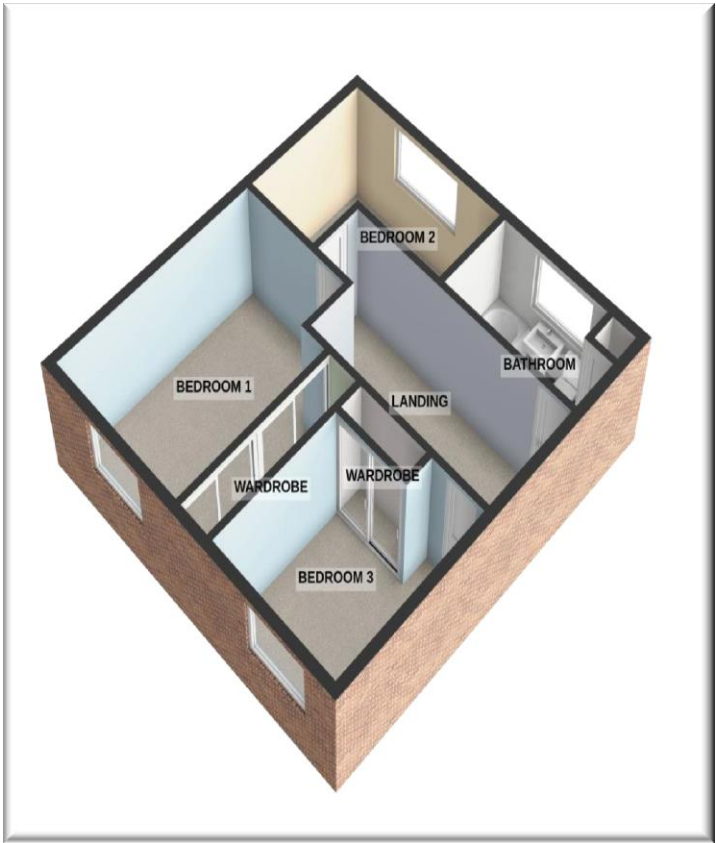
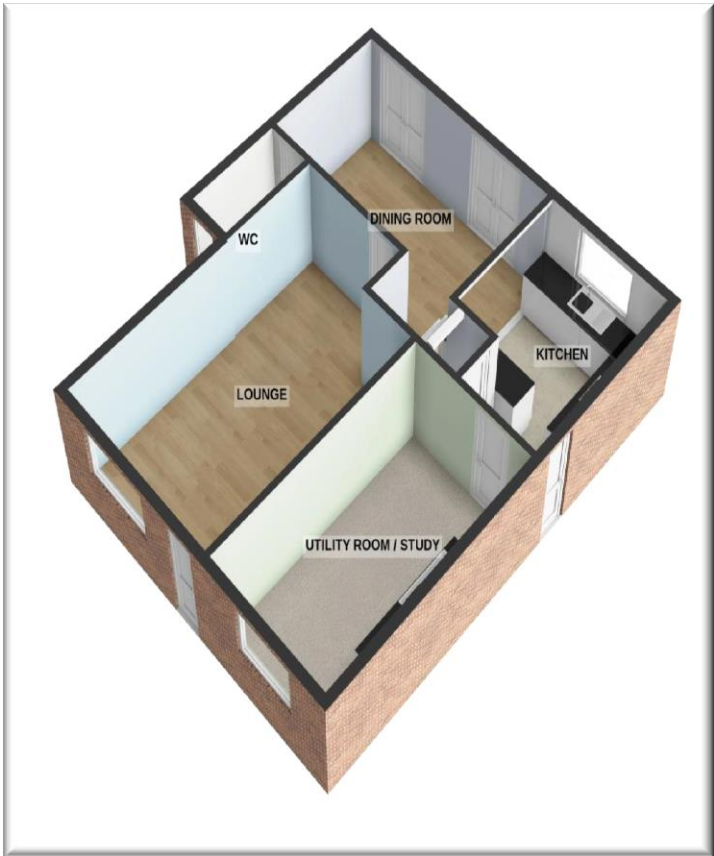
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34 High St, Northwich, Cheshire, CW9 5BE**

**Tel: 01606 44 0 44**

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











## Directions

From Northwich leave along Chester Way in the direction of Northwich railway station. At the roundabout turn right onto Station Road. At the traffic lights proceed straight on into Middlewich Road and proceed for around one mile. Wentworth Close is located on the left hand side and number 28 is located on the right, at the top of the cul-de-sac 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.





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## The Fox's Insight

- Tenure: Freehold
  - Title No: TBC
  - Class Of Title: TBC
  - Mains Service Connected: Water, Gas, Electric, Main Sewerage
  - Tax Band: D
  - Parking: Driveway
- 







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		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.