



# ROYAL FOX

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- Modern Detached House
- Three Generous Bedrooms
- Integral Garage
- Stylish Kitchen
- Guest WC & En-Suite
- Large Blocked Paved Driveway
- Sought After Location
- Gas Central Heating
- UPVC Double Glazed



**MODERN DETACHED HOUSE - SPACIOUS ACCOMMODATION - THREE GENEROUS BEDROOMS - INTEGRAL GARAGE - IDEAL FAMILY PURCHASE - NO ONWARD CHAIN.....** Royal Fox Estates are pleased to offer to the open market this well presented detached house of modern design that features, gas fired central heating (combination system), UPVC double glazed windows and a stylish fitted kitchen and en-suite to the main bedroom.

**ACCOMMODATION** -The property comprises briefly: entrance hall, guest WC, modern well fitted kitchen with BUILT IN APPLIANCES, spacious lounge with a separate open plan dining area with garden views, useful utility room, three large bedrooms, the main bedroom being an excellent size with quality built in robes to one wall, en-suite and an additional family bathroom/WC.

**OUTSIDE** - The property stands in a good sized garden plot with integral single garage having an up and over door, power, lighting and water supply, large blocked paved driveway with ample off street parking provision. Gated access to the side leads to the private enclosed rear garden, laid to lawn with flower borders and patio areas.

**LOCATION** - No. 14 is located within a highly desirable residential area with good access afforded to Lostock Gralam COE, primary school, Lostock railway station and local shops. Northwich town centre with a wide range of shops, supermarkets and recreational facilities is around a 5/10 car journey away. For the commuter, Stubbs Lane is close to the A556 making onward journeys to the local motorway connections easy.



14 Stubbs Lane  
Lostock Gralam Northwich

Guide Price  
**£325,000**



#### *Property Information*

*Approx. Sq ft - 1223 - Sq m - 113.6*

*Freehold*

*Council Band - D EPC*

*Rating - D*

*Services - Mains - Gas - Electric- Water (Meter) - Sewer*

*Parking - Driveway & Single Garage*

### **Accommodation**

**Entrance Hall** 5' 10" x 3' 1" (1.78m x 0.94m)

**Guest WC** 7' 5" x 2' 10" (2.26m x 0.86m)

**Kitchen** 9' 5" x 11' 3" (2.87m x 3.43m)

**Lounge** 14' 8" x 18' 3" (4.47m x 5.56m)

**Dining Area** 7' 9" x 9' 0" (2.36m x 2.74m)

**Utility Room** 5' 11" x 8' 4" (1.80m x 2.54m)

**First Floor Landing** 7' 4" x 6' 4" (2.23m x 1.93m)

**Bedroom One** 10' 6" x 15' 3" (3.20m x 4.64m)

**En-Suite**

**Bedroom Two** 11' 4" x 9' 8" (3.45m x 2.94m)

**Bedroom Three** 7' 5" x 9' 7" (2.26m x 2.92m)

**Family Bathroom/WC** 7' 4" x 9' 4" (2.24m x 2.84m)

**Garage** 17' 8" x 7' 10" (5.38m x 2.39m)







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



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

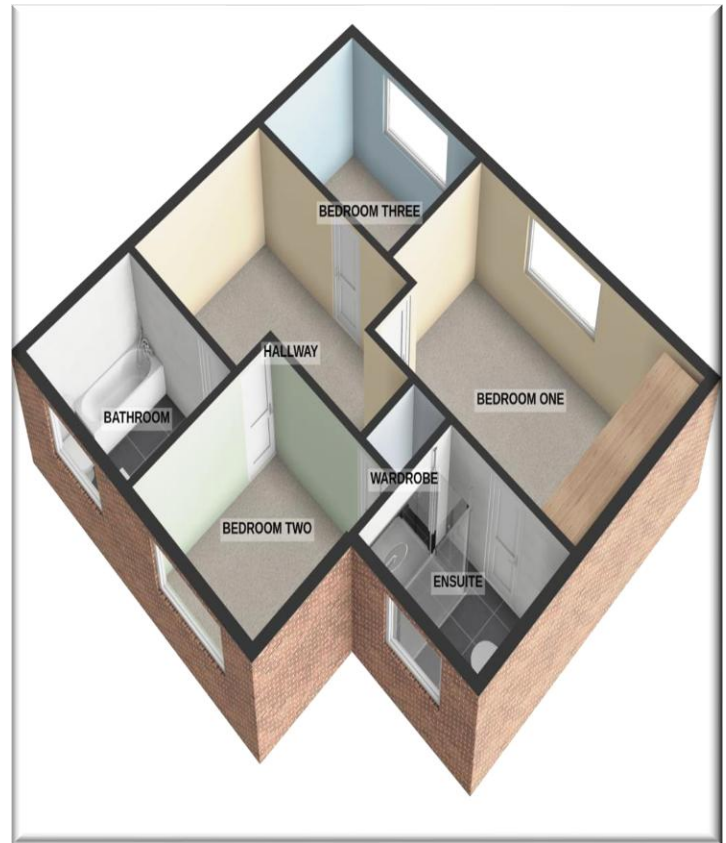
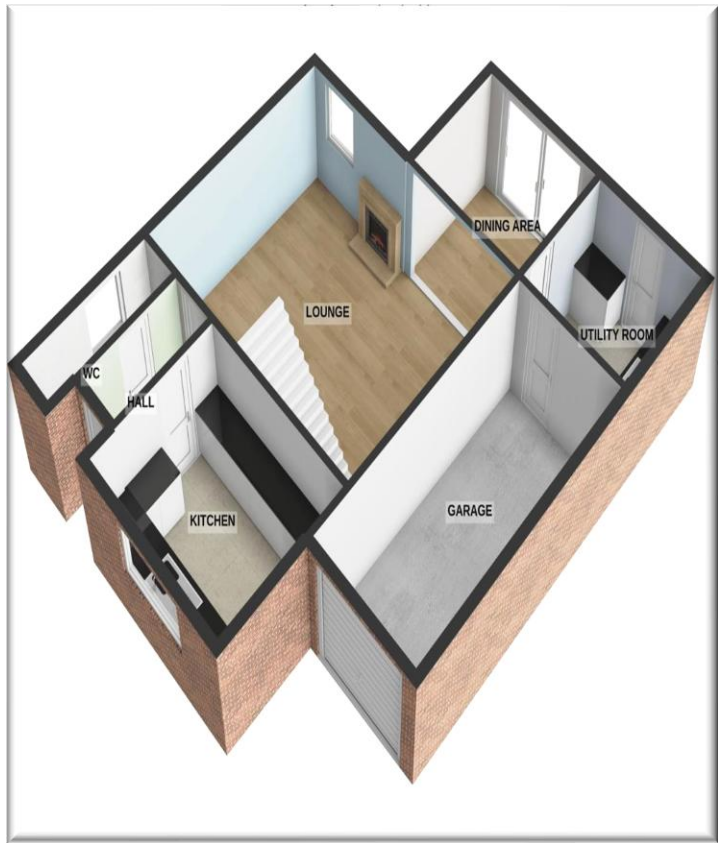
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34 High St, Northwich, Cheshire, CW9 5BE**

**Tel: 01606 44 0 44**

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









## Directions

From Northwich leave along the A559 Manchester Road towards Lostock Gralam. Pass the junctions with the A530 Griffiths Road and A559 Hall Lane and turn right onto Stubbs Lane. Number 14 is located on the right hand side and will be 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.





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## The Fox's Insight

- Tenure - Freehold
  - Title Number - TBC
  - Class Of Title - Absolute
  - Mains Services Connected - Gas, Electric, Water ( Meter) Main Sewer
  - Council Tax Banding - D
  - Parking Arrangements - Single Garage & Driveway
- 













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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.