



ROYAL FOX

... ultimate estate agency

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- Attractive Character Cottage
- Great Original Features
- Two Double Bedrooms
- Tiered, Private Gardens
- Upstairs Conservatory
- Driveway Parking
- Modern Fixtures & Fittings
- Close to Town Centre
- Viewings Essential



ATTRACTIVE CHARACTER COTTAGE - DECEPTIVELY SPACIOUS - MODERN FIXTURES & FITTINGS - ELEVATED GARDENS ...

Royal Fox Estates are delighted to offer this spacious character cottage. The property can be enjoyed immediately with modern fixtures & fittings whilst retaining a huge amount of character & charm. Warmed by gas fired central heating and featuring double glazed windows.

ACCOMMODATION: No. 4 Chester way comprises of: To the ground floor - porch, living room with WOOD BURNER, inner hall leading to a spacious breakfast kitchen & dining room with French doors leading outside. In addition is a handy sperate utility room. To the first floor are two generous bedrooms, a modern 4 piece family bathroom with modern units and walk in shower. Off the landing in addition can be found a fabulous 1st floor sun room/conservatory giving access to the elevated gardens.

OUTSIDE: To the front of the property is a driveway for off road parking. At the rear is a wrap around courtyard with stepped access to the well maintained & generous lawned garden capturing plenty of sunlight through the whole day with high fences giving privacy.

LOCATION: Located centrally the home is within easy walking distance of Northwich town center with it's large range of shops, supermarkets, restaurants & national chains. Both the bus and train stations are within a short distance and easy road access is afforded out to the A556 and onto the major motorway networks.



**4 Chester Way
Northwich**

**Offers in Excess of
£185,000**



Property Info:

Approx Sq Footage: 1007 (93.3 Sq m)

Tenure: Freehold

Council Band: A

EPC Rating: D

Parking Arrangements: Driveway

Accommodation

Porch

Lounge 11' 5" x 16' 2" (3.47m x 4.93m)

Dining Room 8' 0" x 9' 4" (2.44m x 2.84m)

Kitchen 15' 5" x 14' 8" (4.71m x 4.48m)

Utility Room 7' 3" x 7' 2" (2.21m x 2.19m)

Landing 8' 4" x 5' 9" (2.53m x 1.75m)

Bedroom One 10' 9" x 11' 6" (3.27m x 3.5m)

Bedroom Two 8' 4" x 11' 11" (2.53m x 3.62m)

Bathroom 8' 4" x 7' 2" (2.55m x 2.19m)

Conservatory/Sun Room 9' 4" x 7' 9" (2.84m x 2.37m)





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

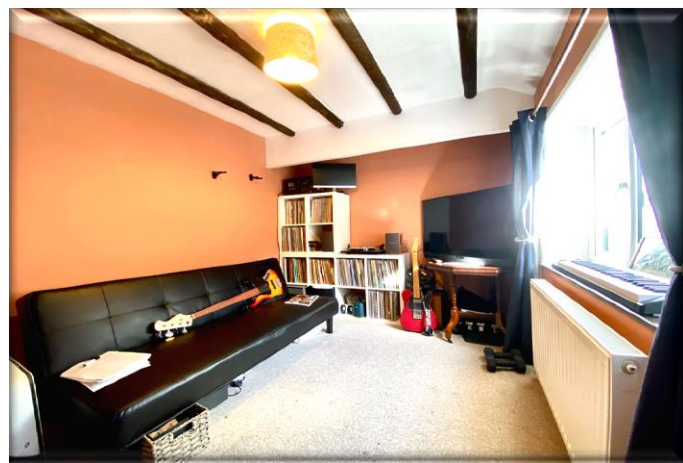


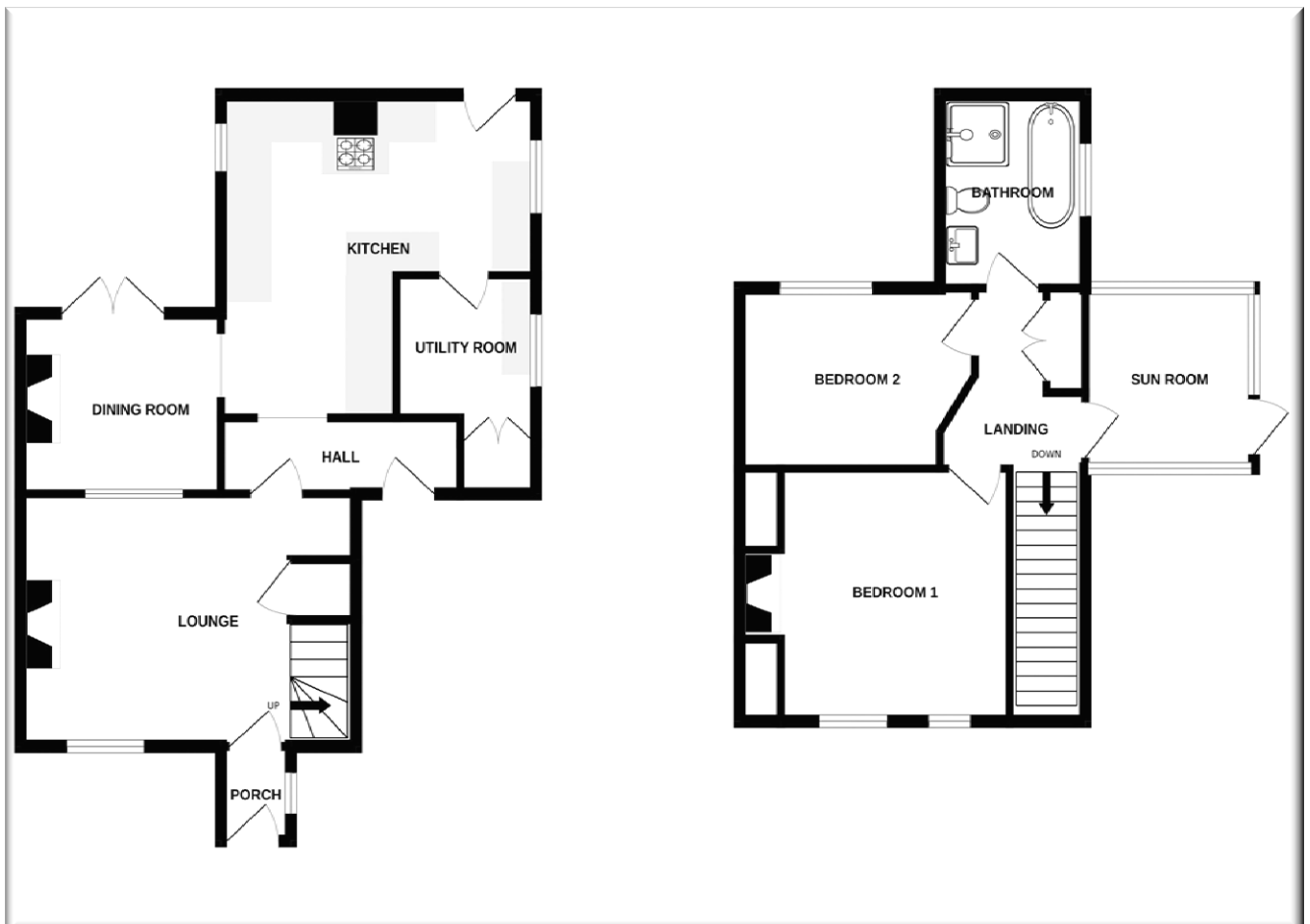
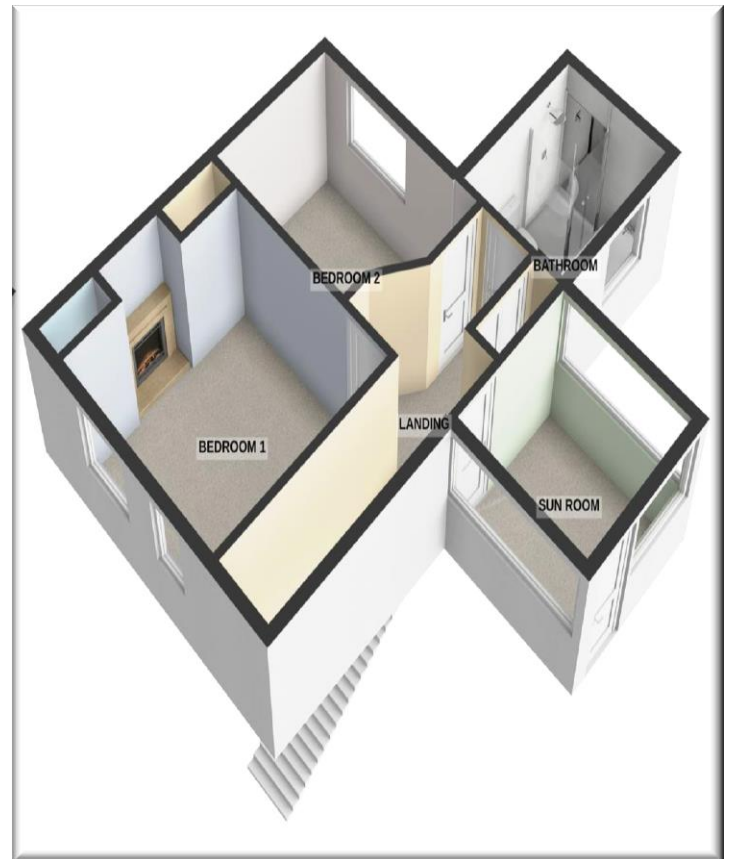
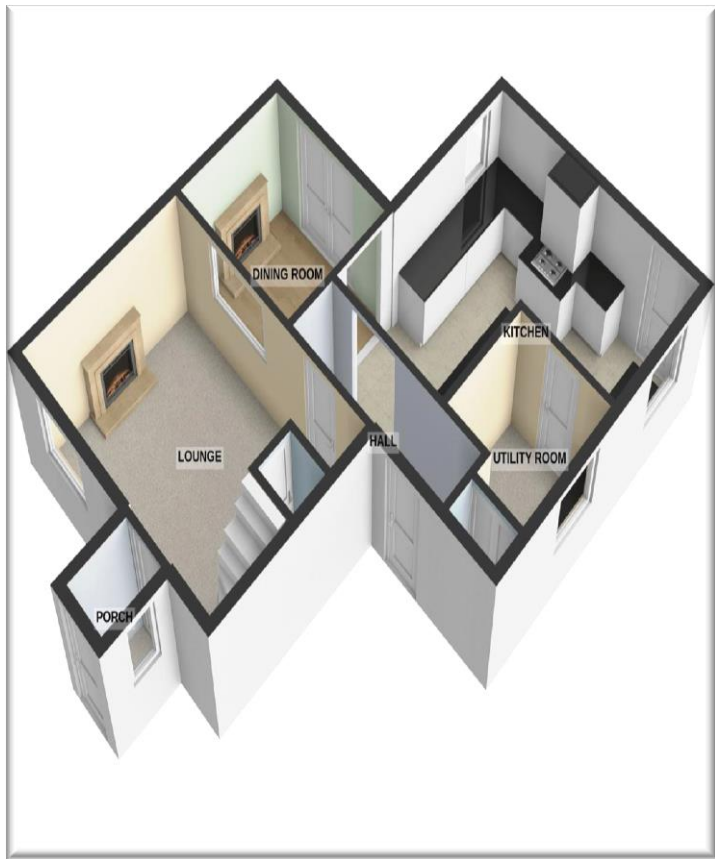
*"Ultimate Estate
Agency....From The Fox"*

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, bear right and follow the one way system round. Go straight through the next set of lights and continue round. The property can be found on the left hand side just after the turn for Navigation Road.

***"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: A
- Parking Arrangements: Driveway



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

