



# ROYAL FOX

... ultimate estate agency

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- Stunning Period Home
- 3 Generous Bedrooms
- Extended to Rear
- Beautiful Kitchen Diner
- 2 Reception Rooms
- Modern 4 Piece Bathroom
- Utility & Guest WC
- South Facing Garden
- Rear Gated Driveway



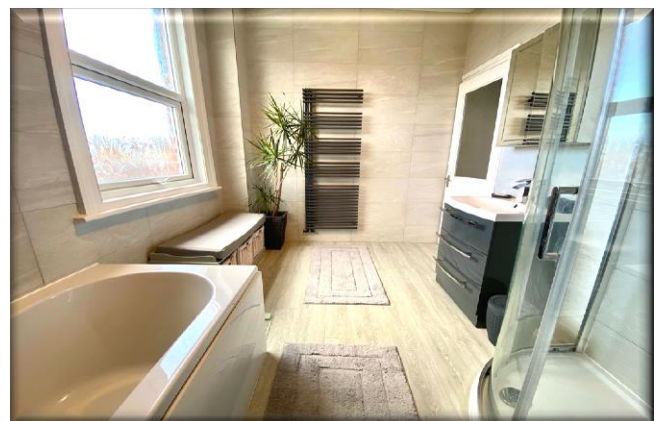
## **STUNNING PERIOD HOME - 3 GENEROUS BEDROOMS - LARGE DINING KITCHEN - 2 ADDITIONAL RECEPTION ROOMS ...**

Royal Fox Estates are delighted to offer this substantial Victorian property that has undergone significant improvement by the current owners & presented to a quality standard throughout. The home is ideally equipped for modern day living, benefitting from extended accommodation to the rear to incorporate an impressive dining kitchen, as well as utility room and WC.

**ACCOMMODATION:** The home comprises briefly: To the ground floor, entrance hall, lounge, family room/playroom, kitchen diner with BUILT IN APPLIANCES, utility & guest WC. To the first floor are three well sized bedrooms & an attractive, modern 4 piece family bathroom. Also to note is a useful and spacious cellar offering ample storage space.

**OUTSIDE:** Externally to the front of the property is a gated forecourt. To the rear is an enclosed & private SOUTH FACING rear garden, laid to lawn with the additional benefit of a gated rear driveway for off street parking.

**LOCATION:** Darwin Street is a prime location for families & professionals alike due to its proximity to local nurseries, primary/high schools & transport links. Greenbank train station is a short walk away from the property as is the town centre of Northwich with it's wide range of shops, supermarkets & national chains.



**8 Darwin Street  
Northwich**

**Guide Price  
£300,000**



*Property Info:*

*Approx Sq Footage: 1621*

*Tenure: Freehold*

*EPC Rating: E*

*Council Band: C*

*Parking Arrangements: Driveway (to rear)*

## Accommodation

**Hallway** 26' 1" x 5' 8" (7.96m x 1.72m)

**Lounge** 15' 10" x 14' 5" (4.83m x 4.39m)

**Family Room** 12' 11" x 12' 7" (3.94m x 3.84m)

**Kitchen/Diner** 21' 9" x 11' 5" (6.63m x 3.49m)

**Utility** 4' 6" x 7' 1" (1.36m x 2.16m)

**W/C** 4' 6" x 3' 2" (1.36m x 0.97m)

**Landing** 26' 2" x 5' 9" (7.98m x 1.74m)  
Reducing Width to 0.94

**Bedroom One** 13' 1" x 18' 11" (3.99m x 5.77m)

**Bedroom Two** 13' 1" x 12' 7" (3.99m x 3.84m)

**Bedroom Three** 12' 9" x 8' 4" (3.89m x 2.54m)

**Family Bathroom** 7' 10" x 11' 5" (2.39m x 3.49m)

**Cellar** 26' 1" x 3' 1" (7.96m x 0.94m)







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



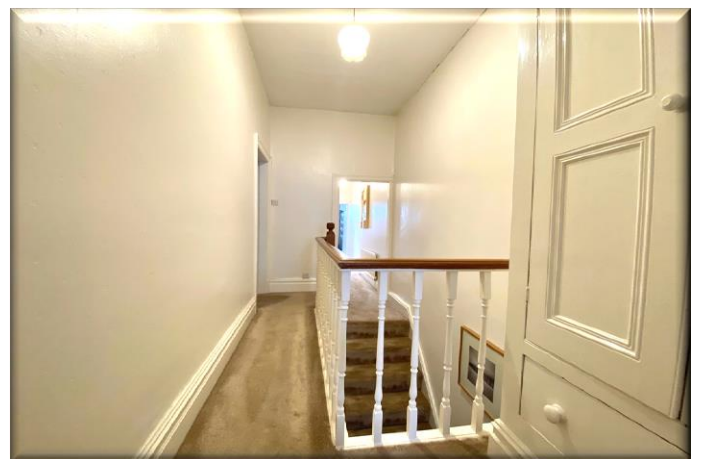
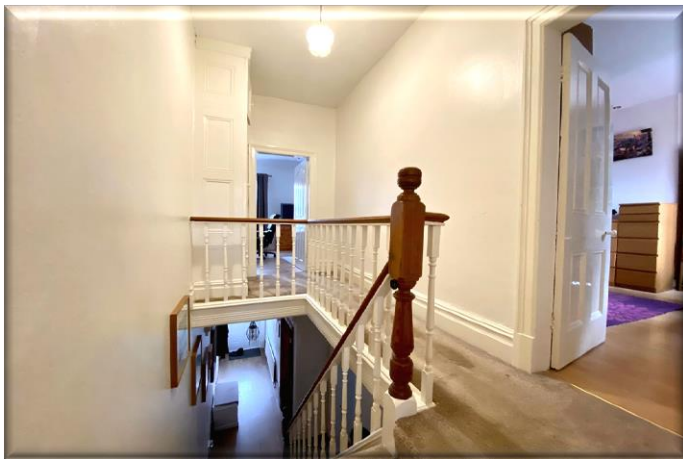
***"Ultimate Estate  
Agency....From The Fox"***

**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

From Northwich town centre proceed along Chester Road towards the parade of shops in Castle turning left onto Darwin Street, number 8 is located on the right hand side.

***“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: C
- Parking Arrangements: Rear Driveway











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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