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Key Features

- Attractive Semi Detached
- Three Generous Bedrooms
- Large Rear Garden
- None Standard Construction
- Sough After Location
- Substantial Summer House
- Gas Central Heating
- Driveway Parking
- Timber Workshop/Utility



FAMILIES, FAMILIES, FAMILIES !! - FABULOUS SEMI DETACHED HOUSE - THREE GENEROUS BEDROOMS - LARGE REAR GARDEN - ADJACENT TO OWLEYWOOD - ATTRACTIVE INTERIOR - BESPOKE TIMBER LOG CABIN INCLUDED - DRIVEWAY PARKING - NOT TO BE MISSED.... Royal Fox Estates are extremely pleased to offer to the open market this semi detached house that provides fantastic family accommodation. Built of None Standard Construction the property features gas fired central heating (combination system) double glazed windows and is presented to a very good standard. The current owners have built in the rear garden a substantial timber workshop and utility in addition the tongue & groove timber log cabin will also be included in the sale.

ACCOMMODATION - The property comprises briefly: entrance hall, dual aspect lounge with a CAST IRON MULTI-FUEL STOVE, open plan dining room to a modern fitted kitchen with BUILT IN APPLIANCES, three first floor bedrooms and a combined bathroom/WC

OUTSIDE - The property stands in a large garden plot, to the front is a driveway providing ample off street parking provision, to the rear is a child's paradise, large private fenced garden laid to lawn with patio areas and raised flower beds.

LOCATION - The property is situated within a highly sought after residential development of Weaverham within a stones throw of Owley Wood yet close to the many amenities Weaverham village provides. These include a excellent range of local shops with both Tesco and Co-op stores, highly rated primary and secondary schools are both situated within Weaverham village and for the commuter easy access is afforded to both the A49 and A556 with onward links to the local motorway connections.



2 Wilbraham Road
Weaverham Northwich

Guide Price
£260,000



Property Information.

Approx. Sq ft – 820 (78.6 Sq m)

Freehold

Council Band – B

EPC Rating – E

Services - Mains - Gas - Electric - Water - Sewer

Construction - None Standard

Parking - Driveway

Accommodation

Entrance Hall

Lounge 16' 0" x 12' 0" (4.87m x 3.65m)

Dining Kitchen 16' 0" x 15' 6" (4.87m x 4.72m)
reducing in width 3.78m

First Floor Landing

Bedroom One 11' 1" x 15' 5" (3.39m x 4.70m)
max width into alcove

Bedroom Two 9' 3" x 10' 3" (2.81m x 3.12m)

Bedroom Three 6' 9" x 7' 7" (2.06m x 2.32m)

Family Bathroom/WC 4' 10" x 8' 10" (1.48m x 2.70m)





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

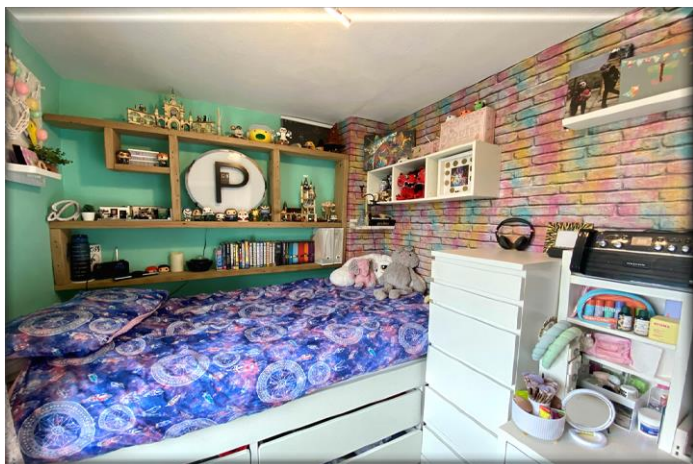
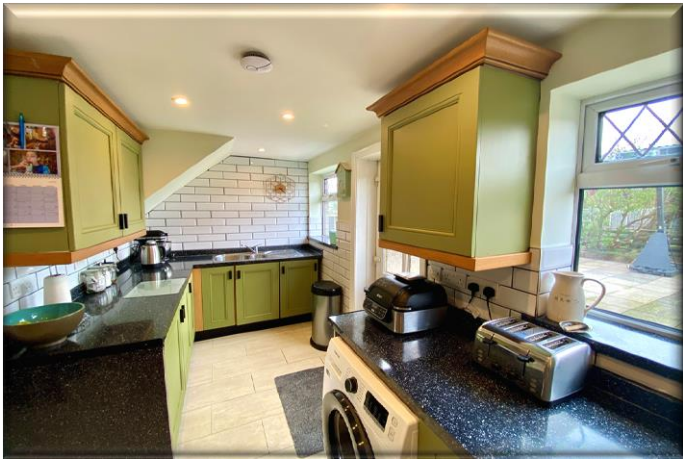


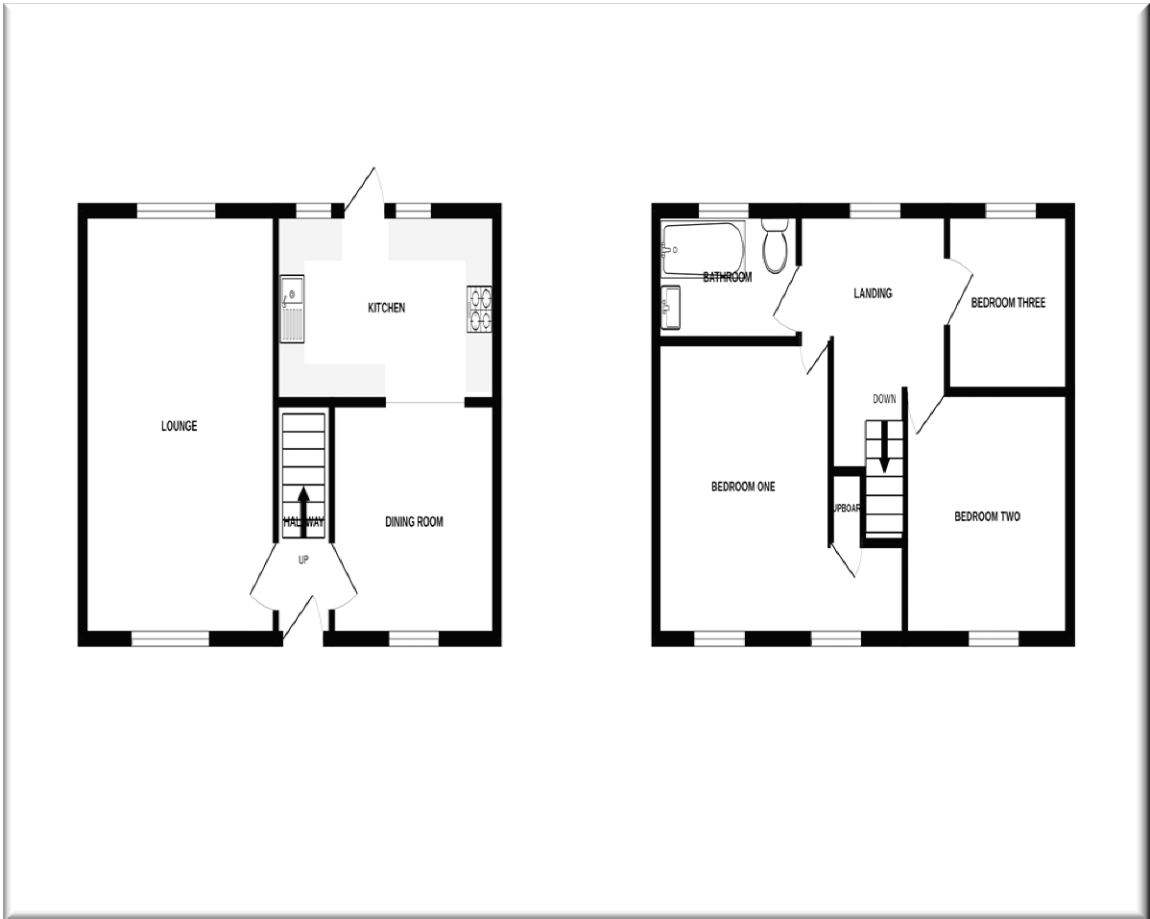
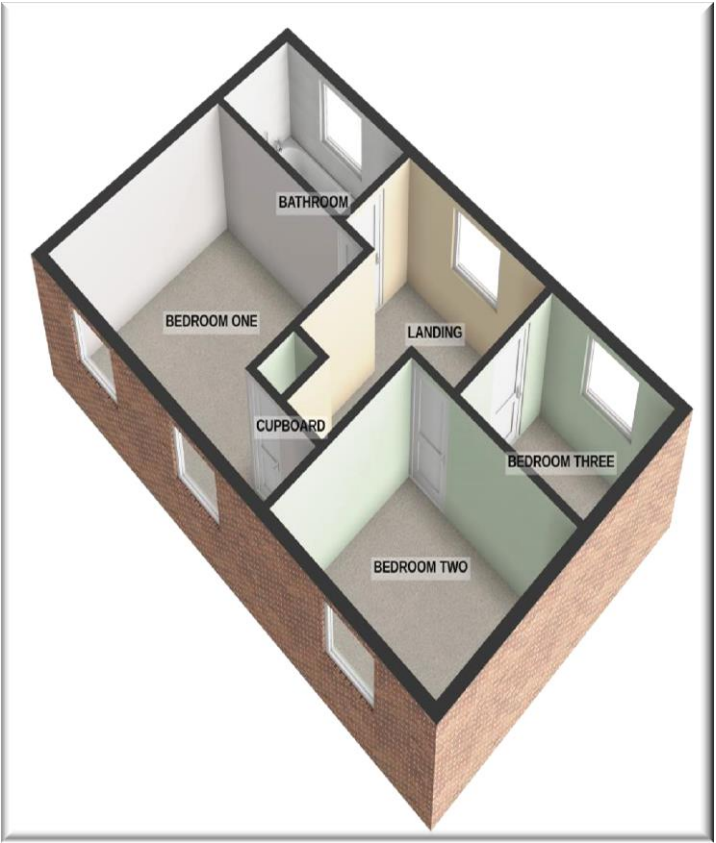
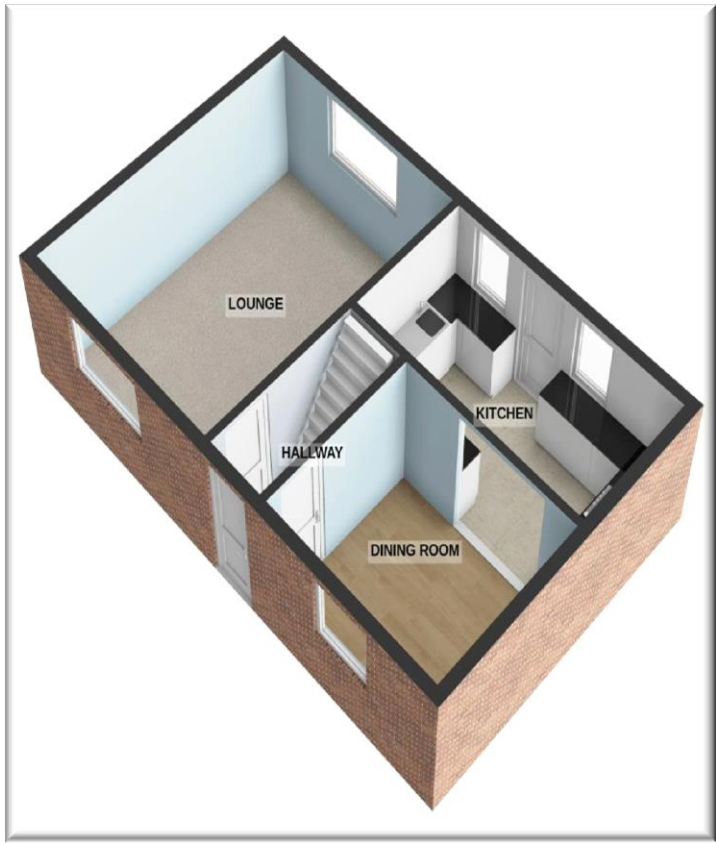
*"Ultimate Estate
Agency....From The Fox"*

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Directions

From Northwich leave on the A559 Chester Road, proceed along passing through Castle and at Greenbank station bear right onto the B5153 Beach Road. At the roundabout proceed straight on into Northwich Road towards Weaverham. Turn right into Forster Avenue, at the T junction with Wallerscote Road turn right, turn left into Owley Wood Road and first left again into Wilbraham Road, no.2 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 Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Sewer
- Council Tax Banding - B
- Parking Arrangements - Driveway



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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