



# ROYAL FOX

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- Inner Mews
- Two Double Bedrooms
- Attractive Conservatory
- Driveway Parking
- Private Rear Garden
- Gas Central Heating
- Ideal Starter Home
- UPVC Double Glazed
- Modern Kitchen & Bathroom



**IDEAL STARTER HOME - TWO GENEROUS BEDROOMS - CONSERVATORY - DRIVEWAY PARKING - PRIVATE REAR GARDEN - POPULAR RESIDENTIAL DEVELOPMENT.....** Royal Fox Estates are very pleased to offer to the open market this inner mews property that provides ideal first time buyer or young family accommodation. The property benefits from gas fired central heating and UPVC double glazed windows with a modern fitted kitchen and bathroom/WC

**ACCOMMODATION** - The property comprises briefly: entrance hall, lounge with CAST IRON WOOD BURNER STOVE, attractive conservatory, modern fitted kitchen with BUILT IN APPLIANCES AND CENTRE ISLAND, home office, two first floor double bedrooms and a modern combined bathroom/WC. The property also features a utility area.

**OUTSIDE** - To the front of number 28 is a driveway with parking for one vehicle, to the rear is private garden laid to lawn with mature hedges and flower beds.

**LOCATION** - The property is located within a most popular residential district of Weaverham with good access afforded to Weaverham village with its many amenities. 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.



28 Briar Lane  
Weaverham Northwich

Guide Price  
**£160,000**



*Sq Footage: Approx 873 (81 Sq m)*

*Freehold*

*Council Band - B*

*EPC Rating - D*

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

*Parking - Driveway*

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## Accommodation

### Entrance Hall

**Lounge** 16' 2" x 10' 4" (4.93m x 3.14m)

**Conservatory** 12' 8" x 10' 11" (3.85m x 3.32m)

**Kitchen** 13' 0" x 12' 3" (3.96m x 3.74m)

### First Floor Landing

**Bedroom One** 12' 7" x 10' 3" (3.83m x 3.13m)

**Bedroom Two** 11' 2" x 9' 10" (3.40m x 3.00m)

**Bathroom/WC** 6' 3" x 5' 8" (1.91m x 1.72m)







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



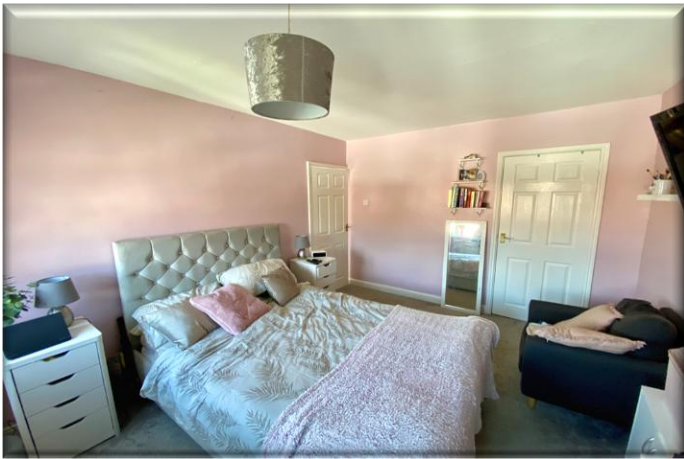
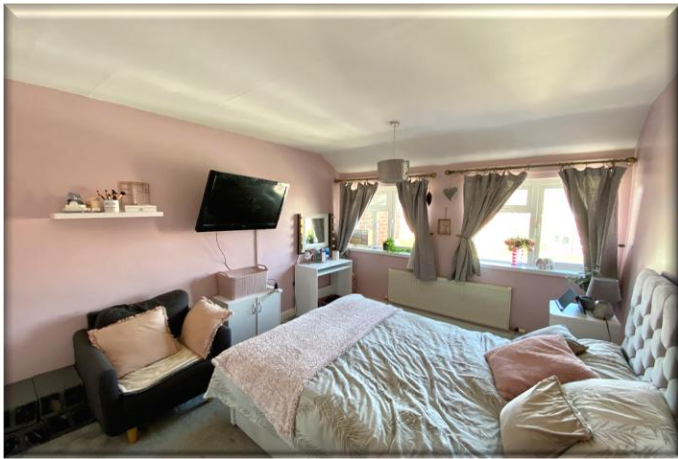
*"Ultimate Estate  
Agency....From The Fox"*

**Viewings : Northwich Office  
34 High St, Northwich, Cheshire, CW9 5BE**

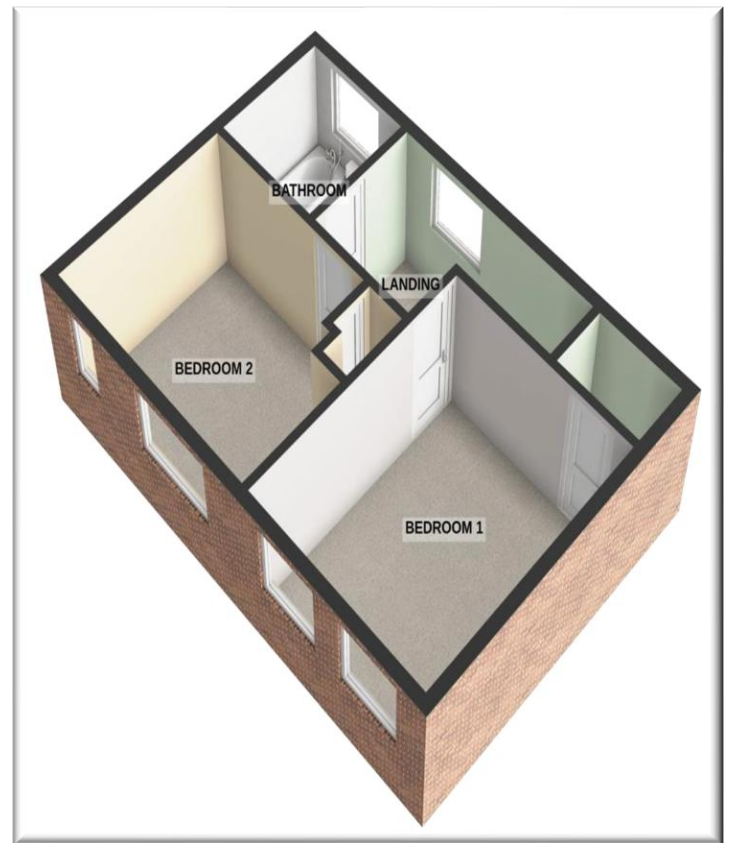
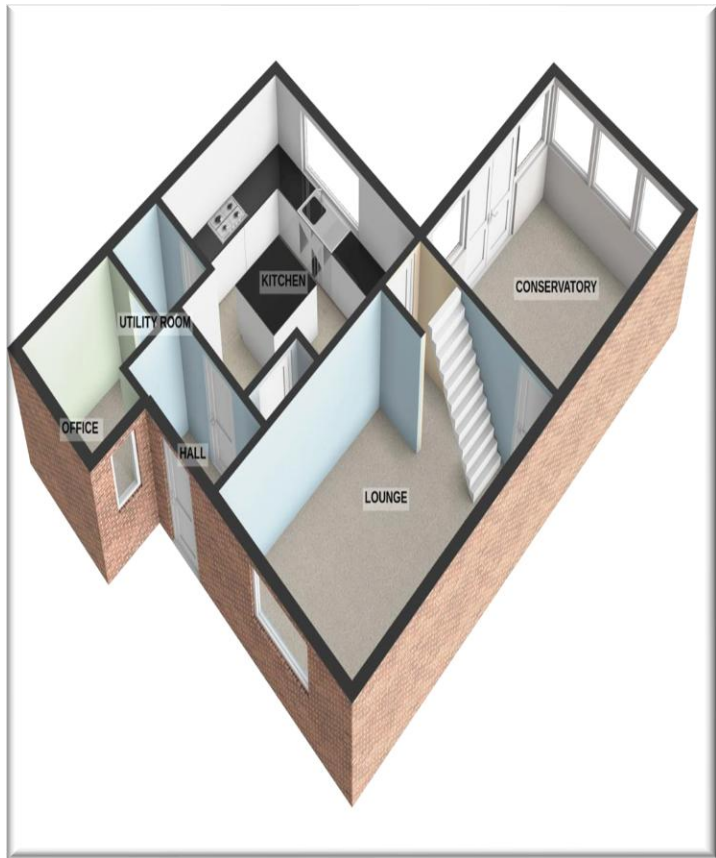
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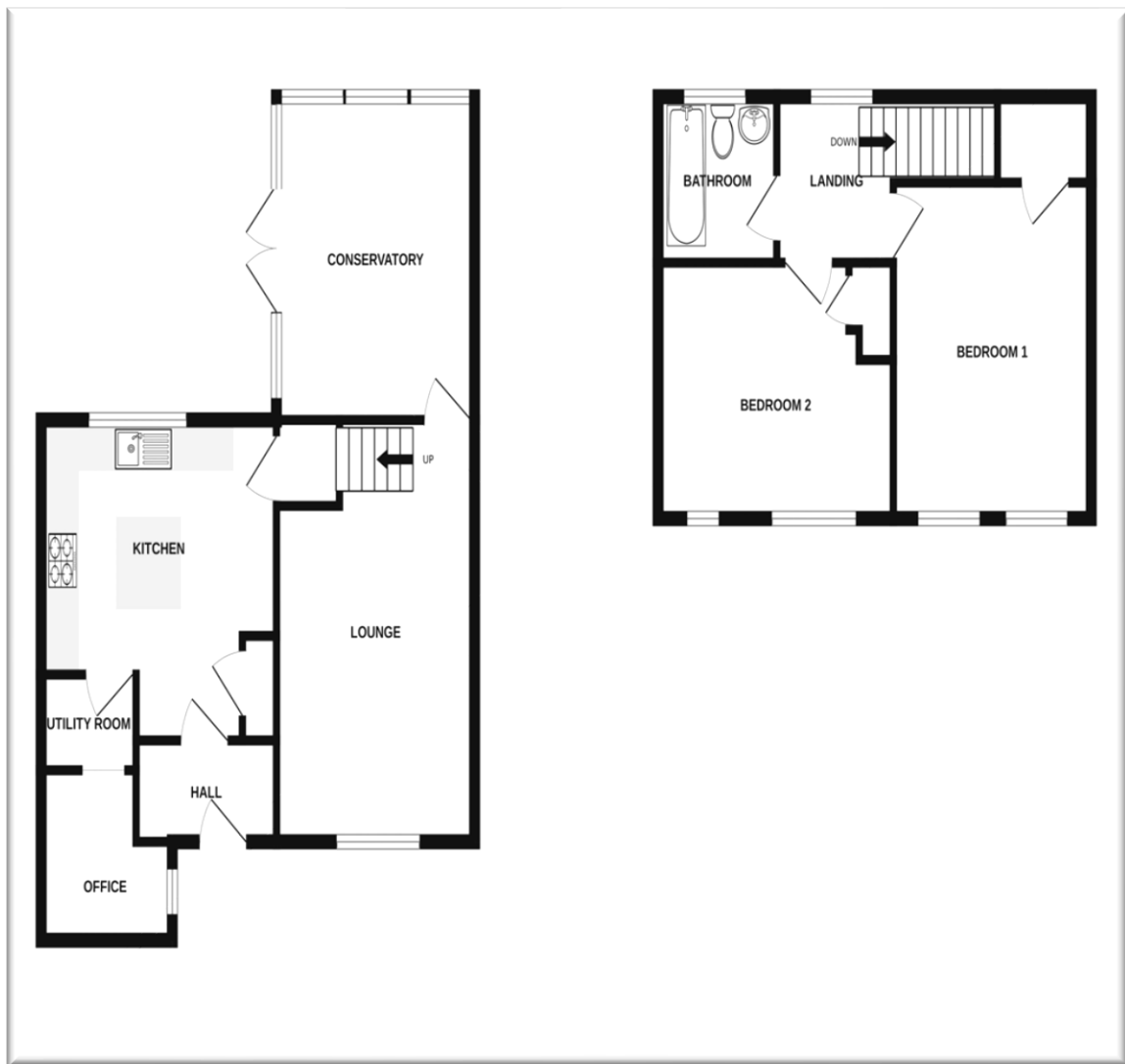
**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**











## Directions

Heading into Weaverham from Northwich proceed along Northwich Road turning left onto Walnut Avenue. Turn left again onto Briar Avenue. Number 28 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





# Energy Performance Certificate



Dwelling type: Semi-detached house  
Date of assessment: 23 April 2012  
Date of certificate: 24 April 2012

Reference number: 8100-8779-0729-3026-7423  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 66 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

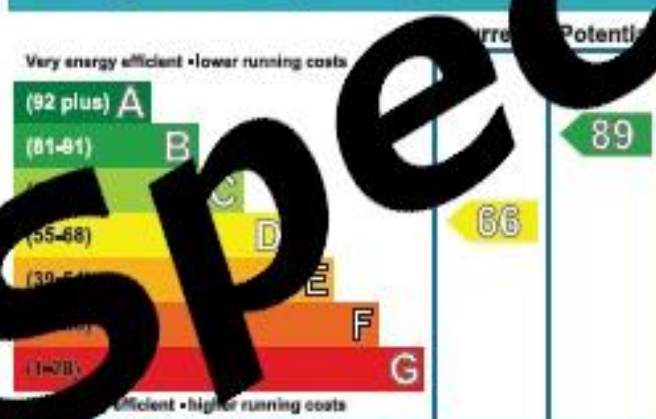
Estimated energy costs of dwelling for 3 years:	£1,860
Over 3 years you could save	£561

## Estimated energy costs of this home

	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£996 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
<b>Totals</b>	<b>£1,860</b>	<b>£1,299</b>	<b>£561 over 3 years</b>

These figures show how much the average household would spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	✓
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	✓
3 Low energy lighting for all fixed outlets	£25	£39	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.