



ROYAL FOX

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Key Features

- Spacious End Terrace
- Three Generous Bedrooms
- Large Corner Plot
- Gas Central Heating
- Driveway Parking
- Fabulous Family Kitchen
- Car Port
- UPVC Double Glazed
- Popular Location



SPACIOUS END OF TERRACE - THREE BEDROOMS - LARGE CORNER PLOT - FABULOUS FAMILY KITCHEN - DRIVEWAY PARKING & CAR PORT - IDEAL FAMILY PURCHASE - NO CHAIN..... Royal Fox Estates are very pleased to offer to the open market this well presented and deceptively spacious end terraced property. Features include gas fired central heating (via combination system) and Upvc double glazed windows.

ACCOMMODATION - Comprising briefly: reception hallway, lounge, large family kitchen with **BUILT IN AND INTERGRATED APPLIANCES**, rear utility room with store room and separate WC off. To the first floor are three generous bedrooms, two with built in wardrobes and a combined shower room/WC.

OUTSIDE - Number 18 stands in a lovely and well maintained corner plot with a pressed concrete driveway, car port, brick store, mostly laid to lawn with mature bushes and patio area. Great space for the kids to let off steam!!!

LOCATION - The property resides close to local primary and high schools in Rudheath, Leftwich & Central Northwich. The town center is a short drive away offering a wide range of shops & services including many major supermarkets, national retail chains & Odeon multi screen cinema. Easy access is afforded to the A556 and onto the nearby motorway networks (M6 & M56) putting nearby cities within easy reach.



**18 Greenway Drive
Rudheath Northwich**

**Guide Price
£220,000**



Property Information

Approx. sq ft – 841

Freehold

Council Band - B

EPC Rating - D

Services - mains - Gas - Electric - Water - Sewer

Parking - Driveway

Accommodation

Reception Hallway 11' 5" x 6' 4" (3.47m x 1.93m)

Lounge 11' 5" x 14' 9" (3.47m x 4.49m)

Family Kitchen 9' 8" x 21' 5" (2.95m x 6.54m)

Utility Area 5' 0" x 7' 7" (1.53m x 2.32m)

Store Room

WC

First Floor Landing 7' 3" x 6' 5" (2.22m x 1.96m)
reducing in length 0.90 m x Increasing in width 3.65 m

Bedroom One 8' 6" x 12' 7" (2.59m x 3.83m)

Bedroom Two 11' 2" x 9' 1" (3.41m x 2.78m)

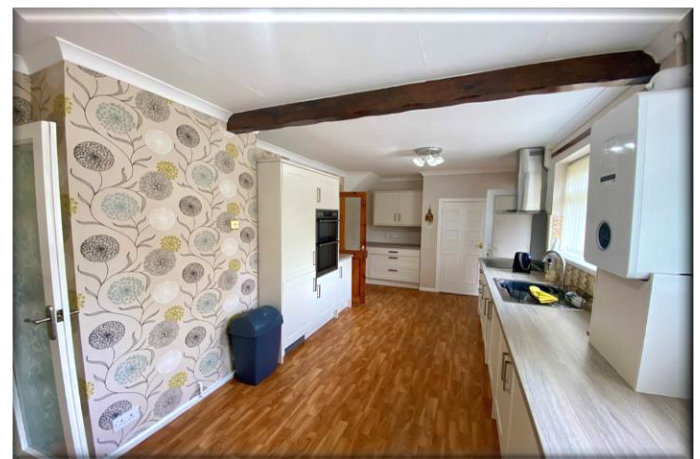
Bedroom Three 8' 1" x 11' 11" (2.46m x 3.63m)

Shower Room/WC 5' 7" x 6' 4" (1.69m x 1.93m)





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



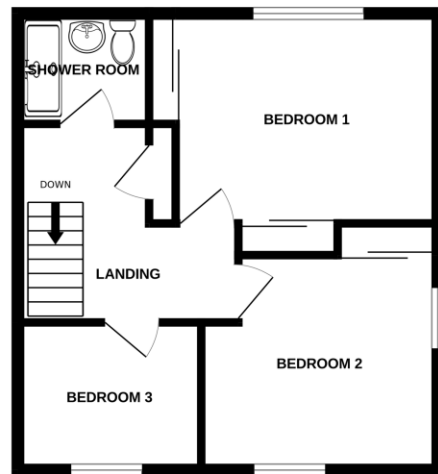
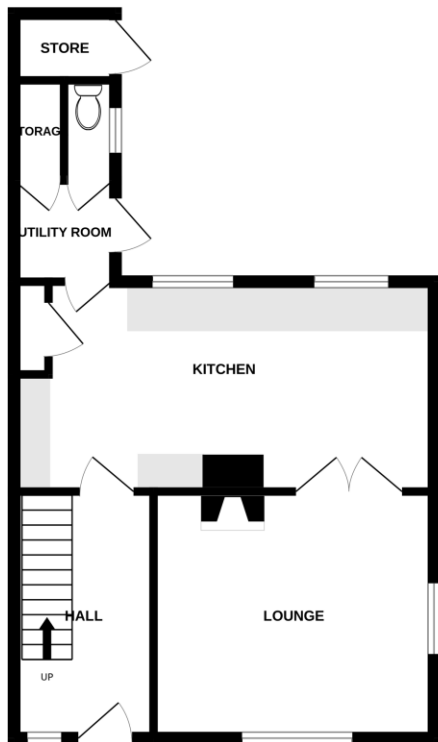
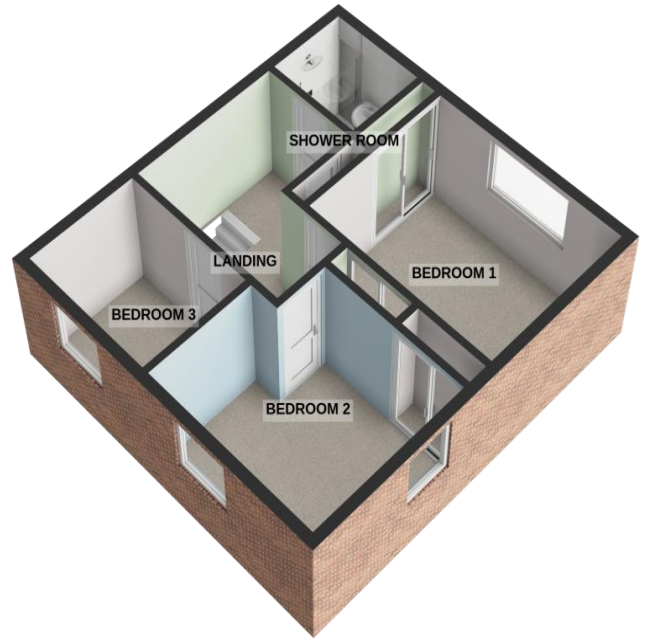
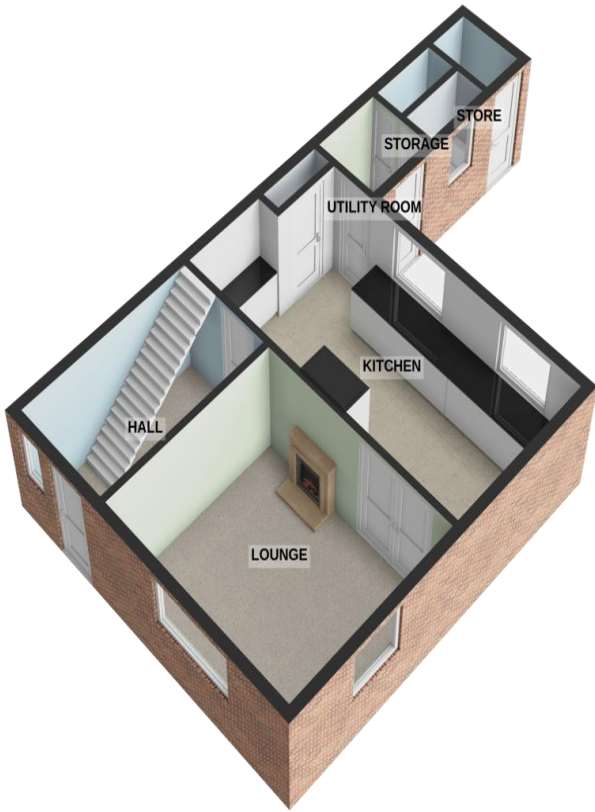
*"Ultimate Estate
Agency....From The Fox"*

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Directions

From Middlewich Road leaving Northwich, turn right down Malpas Road. At the roundabout take the third exit onto Belmont Road. Turn left and first right onto Greenway Drive.

***“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: B
- Parking Arrangements: Driveway & Car Port





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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