



ROYAL FOX

... ultimate estate agency

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- Attractive Victorian Terraced
- Four Generous Bedrooms
- Two Reception Rooms
- Modern Kitchen & Shower Room
- Three Storey Accommodation
- Private Enclosed Rear Garden
- Deceptively Spacious
- GFCH & UPVC Double Glazing



ATTRACTIVE VICTORIAN TERRACED HOME - 4 GENEROUS BEDROOMS - MODERN KITCHEN & SHOWER ROOM - EXCELLENT FAMILY PURCHASE ... Royal Fox Estates are delighted to offer this very well presented Victorian home improved to a high standard by the current owners. The home offers deceptively spacious accommodation set over three levels and is ideally positioned within walking distance of large range of amenities as well as the town centre.

ACCOMMODATION: The property comprises of: To the ground floor - Entrance hall, open lounge/dining room, inner hall leading to a modern fitted kitchen with **BUILT IN APPLIANCES**, (Inc dishwasher) rear hall & a modern shower room/WC. To the first floor are three generous bedrooms. To the second floor is a fourth well sized bedroom.

OUTSIDE: To the front of the property is a walled forecourt & at the rear is an excellent, well maintained enclosed rear garden with porcelain tiles and timber decking. Ideal for those after low maintenance!

LOCATION: Located centrally, the home benefits from being within close proximity to a wide range of amenities and transport, including schools, nurseries, Tesco Supermarket, train station, and town centre all within walking distance. Excellent access is afforded to the A556 and onto the major motorway links (M6 & M56) putting nearby cities of Manchester, Liverpool & Chester within easy reach.



89 Victoria Road
Northwich

Guide Price

£210,000



Property Info:

Approx Sq Footage: 1171 (108.8 Sq m)

Tenure: Freehold

EPC Rating: TBC

Council Band: B

Parking Arrangements: Street Parking

Accommodation

Entrance Hall 15' 3" x 3' 10" (4.65m x 1.16m)

Lounge 14' 4" x 11' 2" (4.36m x 3.4m)
(Into Bay)

Dining Room 14' 0" x 12' 2" (4.27m x 3.7m)

Kitchen 12' 8" x 8' 10" (3.87m x 2.68m)

Shower Room/WC 7' 9" x 7' 6" (2.36m x 2.28m)

First Floor Landing 14' 0" x 5' 7" (4.26m x 1.69m)

Bedroom One 10' 8" x 14' 10" (3.26m x 4.51m)

Bedroom Two 14' 0" x 9' 2" (4.26m x 2.79m)

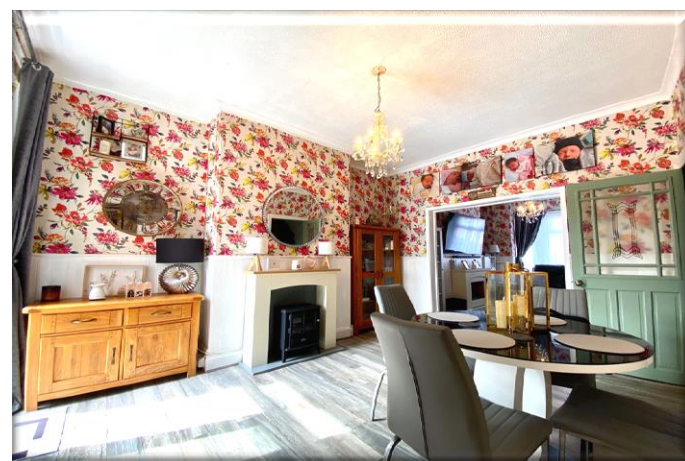
Bedroom Three 11' 6" x 8' 11" (3.5m x 2.72m)

Bedroom Four (Second Floor) 11' 6" x 8' 11" (3.5m x 2.72m)





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

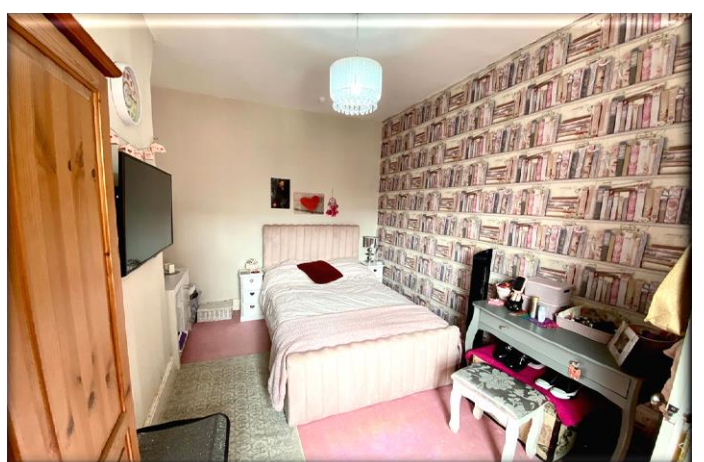
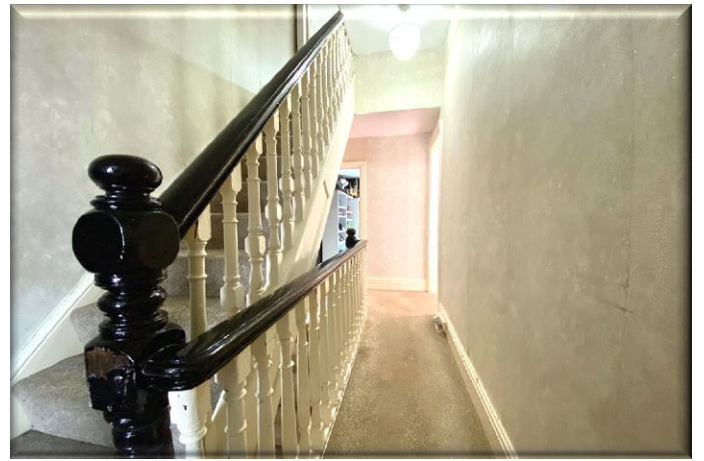


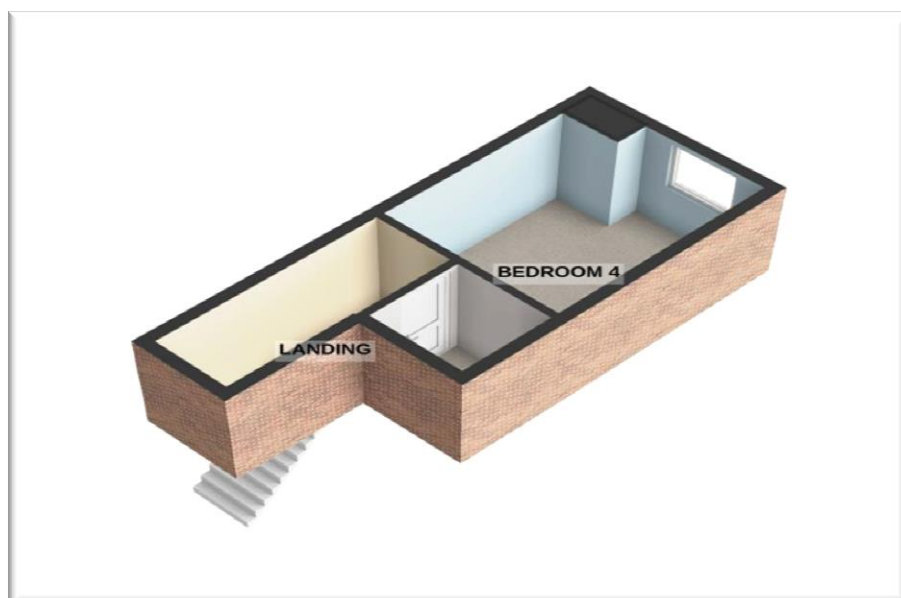
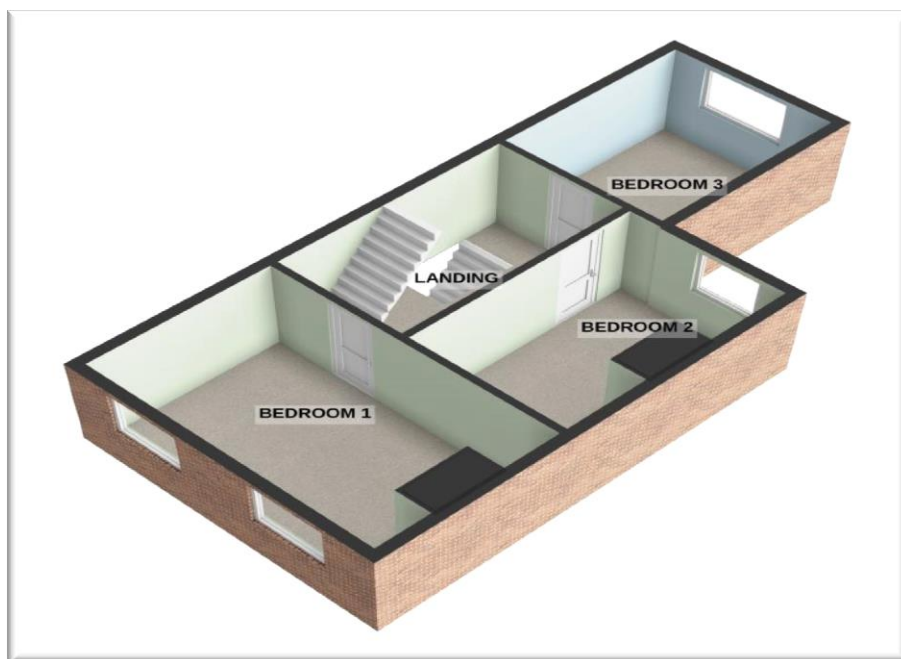
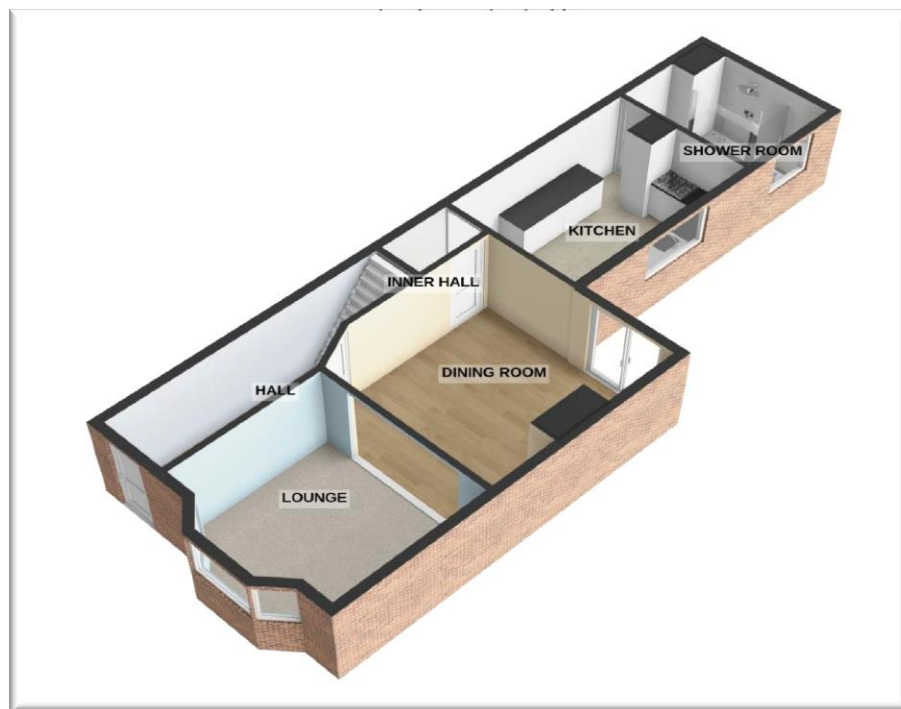
***"Ultimate Estate
Agency....From The Fox"***

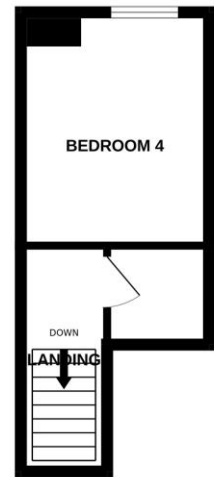
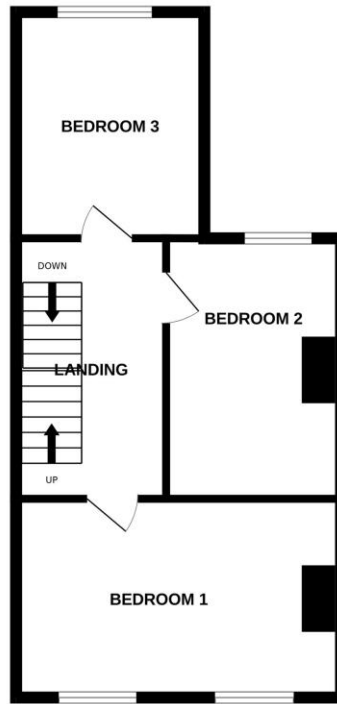
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along Chester Way towards Northwich railway station. At the roundabout turn right onto Station Road. At the traffic lights turn right into Victoria Road and number 89 is located on the left hand side denoted by our distinctive Royal Fox For Sale Board.

"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: Street Parking



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 m²

Use this document to:

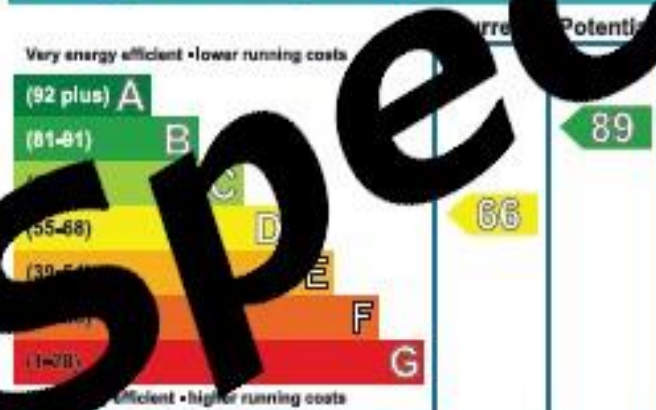
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

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	
Totals	£1,860	£1,299	£561 over 3 years

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 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.