



ROYAL FOX

... ultimate estate agency

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- Modern End Mews
- Three Bedrooms
- Freehold
- Driveway Parking
- Three Storey Accommodation
- Gas Central Heating
- No Chain
- Popular Location
- Ideal Family Home

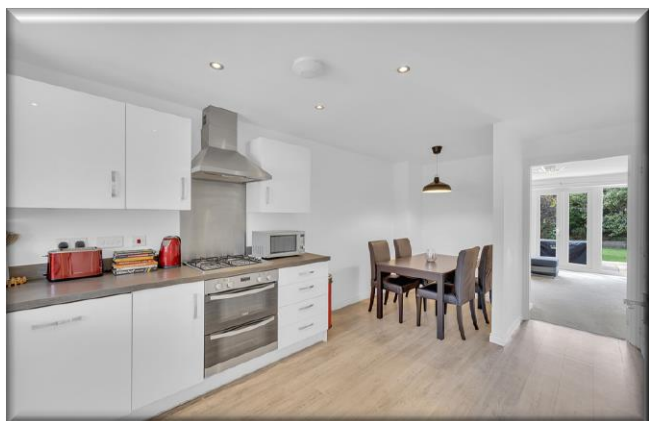


FREEHOLD !!!! - ATTRACTIVE END MEWS - THREE STOREY LIVING - DRIVEWAY PARKING - SUPERB MASTER SUITE - NO ONWARD CHAIN - EXTREMELY WELL PRESENTED - VIEWINGS HIGHLY RECOMMENDED..... Royal Fox are pleased to offer to the open market this end mews property of modern design that provides ideal young family accommodation. Situated within a highly regarded and popular residential development No.75 benefits from gas fired central heating and UPVC double glazed windows.

ACCOMMODATION - comprising briefly: reception hallway, guest WC, lounge with access to the rear garden, modern fitted dining kitchen with **BUILT IN APPLIANCES**, two first floor bedrooms with family bathroom/WC and to the second floor is the master bedroom suite with en-suite & fitted robes.

OUTSIDE - The property enjoys a two car driveway adjacent to the property with a private enclosed West facing garden to the rear with turfed area, Indian stone patio and raised flower beds.

LOCATION - Situated in the ever popular Winnington Village development, a wide range of local amenities can be found on the property's doorstep, including Co-op store, Takeaway's, Bars, Hairdressers & Nursery to name but a few. Northwich Town Centre is just two miles away or a ten minute car journey with it's large range of shops & services including many national supermarket chains & multi screen Odeon Cinema. Good access is afforded to the A49 and the A556 with onward links to the local motorway network.



75 Western Way
Winnington Village Northwich

Guide Price
£265,000



Property Information

- Approx. Sq ft 1130 (105.0 Sq m)
- Freehold
- Service Charge - £123.43 PA
- Council band - C
- EPC Rating - C
- Services - Mains - Gas - Electric - Water (Meter) Sewer
- Parking - Driveway

Accommodation

Reception Hallway 5' 7" x 4' 7" (1.71m x 1.39m)

Guest WC 5' 4" x 3' 4" (1.63m x 1.02m)

Lounge 14' 1" x 12' 11" (4.30m x 3.93m)

Kitchen/Diner 18' 0" x 8' 11" (5.49m x 2.73m)

First Floor Landing 18' 2" x 6' 3" (5.53m x 1.90m)

Bedroom Two 12' 5" x 12' 11" (3.78m x 3.93m)

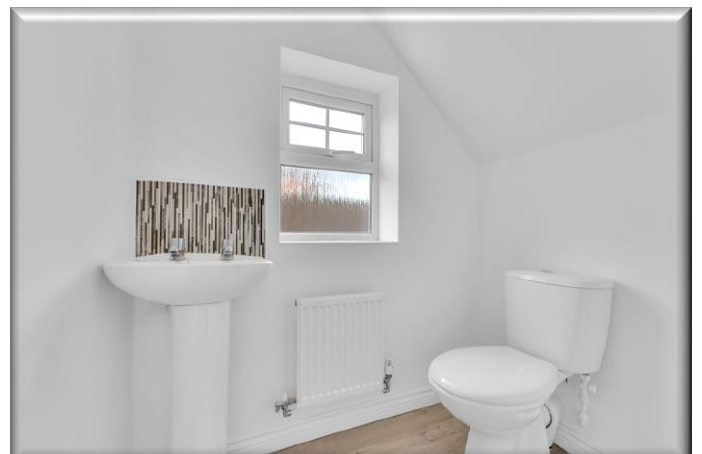
Bedroom Three 11' 1" x 6' 4" (3.38m x 1.92m)

Family Bathroom/WC 6' 9" x 6' 4" (2.06m x 1.92m)

Second Floor Landing 3' 6" x 3' 4" (1.06m x 1.02m)

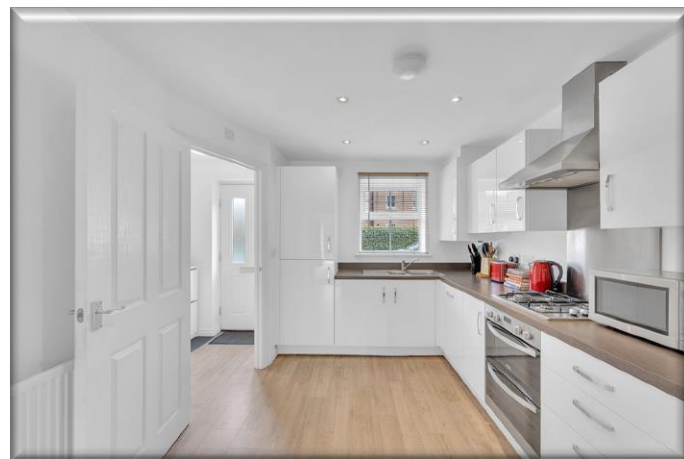
Bedroom One 12' 1" x 12' 11" (3.68m x 3.93m)

En-Suite 7' 9" x 9' 1" (2.37m x 2.78m)





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



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

Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along Winnington Lane passing Moss Road on your right at the traffic lights. Proceed down the hill to the next set of lights turning left onto Winnington Lane. Turn right onto Western Way and number 75 is located on the left 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 (Meter) Sewer
- Council Band: C
- Parking Arrangements: Driveway



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

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