



ROYAL FOX

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- Attractive & Spacious Semi Detached
- Three Bedrooms
- Large, Private Rear Garden
- Two Reception Rooms
- Utility & Guest WC
- Conservatory
- Two Car Driveway
- Very Well Presented Throughout
- Popular Village Location



ATTENTION FAMILIES!! - ATTRACTIVE & SPACIOUS SEMI DETACHED - 3 BEDROOMS - POPULAR VILLAGE LOCATION ... Royal Fox Estates are delighted to offer this sizeable semi detached home, considerably improved over the years by the current owners & offering generous accommodation in a home that can be enjoyed immediately. No. 17 Birch Grove sits within a quiet cul-de-sac within the highly regarded village of Wincham.

ACCOMMODATION: The property comprises of .. To the ground floor: Entrance hall (with fitted storage unit) lounge, dining room, fitted kitchen with **BUILT IN APPLIANCES**, conservatory, utility room & WC. To the first floor are three bedrooms (all featuring fitted robes/units) as well as a high spec modern shower room with walk in cubicle.

OUTSIDE: The front the property benefits from a pressed concrete driveway offering parking for two cars. At the rear is a very generous & private lawned rear garden (SOUTH FACING) with an attractive stone paved patio area.

LOCATION - Wincham is a popular semi rural village and offers the best of both worlds for family living including beautiful countryside, highly rated primary school, local shop for every day essentials and first class road networks to the centre of Knutsford, Warrington, Chester, Liverpool and Northwich. Excellent access is afforded to both the M6 and M56 motorways with onward commutes to Manchester International Airport, Liverpool Airport and Northwich Railway station.



**17 Birch Grove
Wincham Northwich**

**Guide Price
£280,000**



Property Info:

- Approx Sq Footage: 1034 (97.8 Sq m)
- Tenure: Freehold
- EPC Rating: TBC
- Council Band: C
- Parking Arrangements: Driveway

Accommodation

Entrance Hall 7' 11" x 6' 4" (2.42m x 1.92m)

Lounge 13' 5" x 13' 9" (4.09m x 4.18m)

Dining Room 7' 10" x 9' 6" (2.39m x 2.89m)

Kitchen 11' 1" x 11' 8" (3.38m x 3.55m)

Conservatory 12' 11" x 9' 11" (3.93m x 3.03m)

Utility 9' 4" x 3' 8" (2.85m x 1.12m)

Guest WC 5' 9" x 3' 8" (1.74m x 1.12m)

Landing 6' 8" x 6' 1" (2.03m x 1.85m)

Bedroom One 10' 3" x 13' 0" (3.13m x 3.97m)

Bedroom Two 10' 4" x 13' 0" (3.15m x 3.97m)

Bedroom Three 7' 4" x 7' 9" (2.24m x 2.37m)

Shower Room 6' 11" x 7' 9" (2.12m x 2.37m)





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



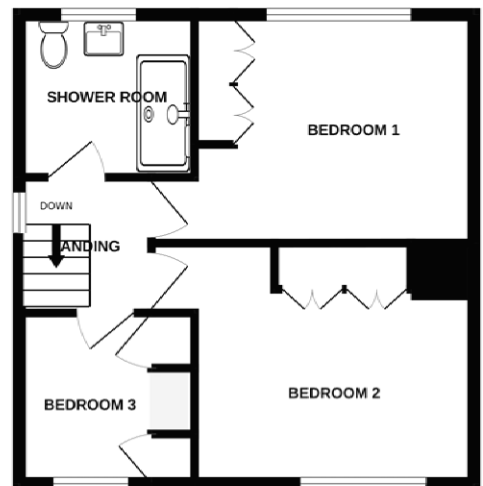
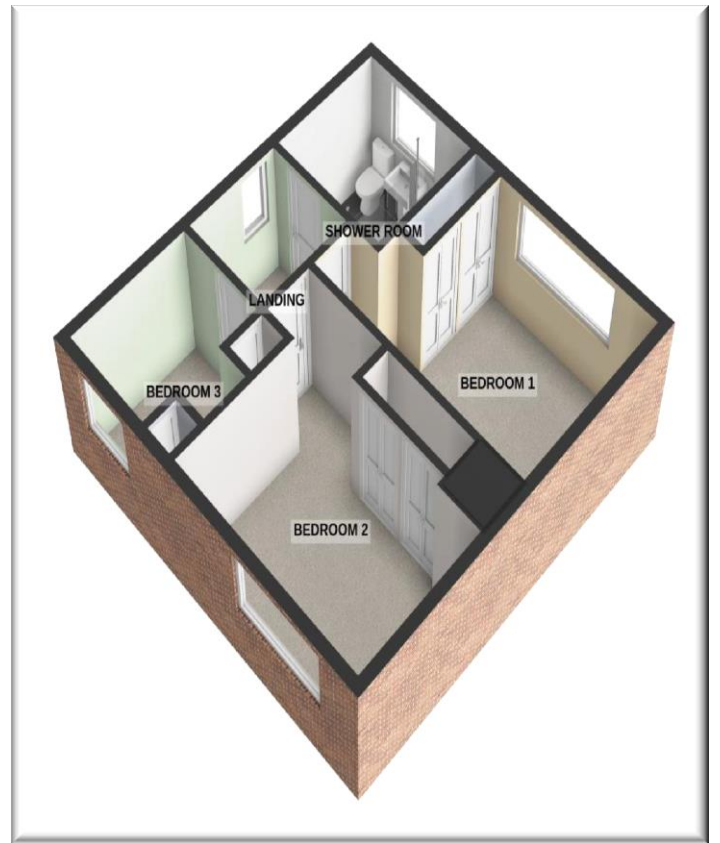
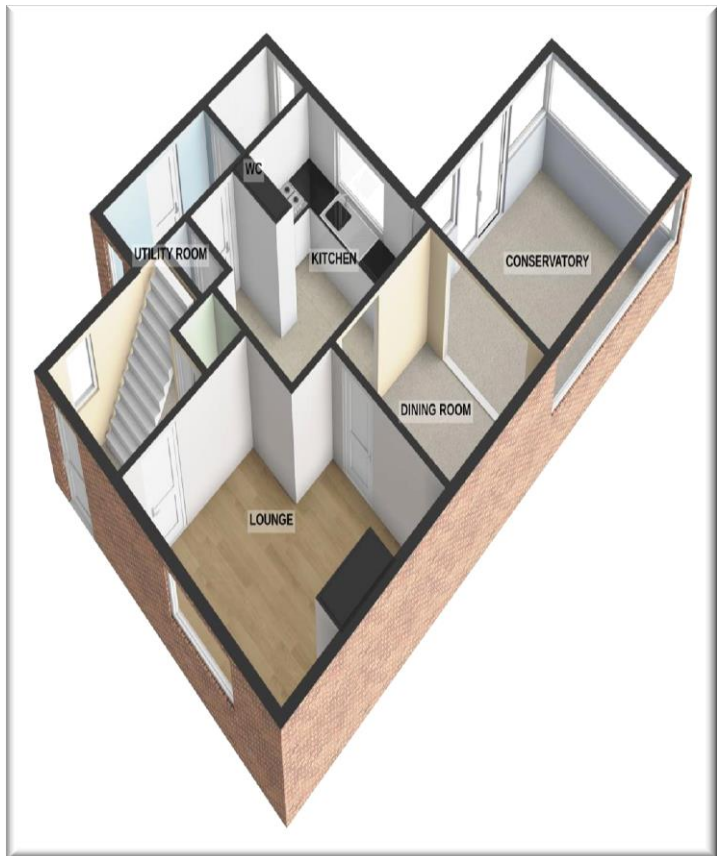
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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Directions

From Northwich town centre leave along the A559 Chester Way, take the third exit on the roundabout along Chester way which in turn becomes Manchester Road. Turn left onto Hall lane and continue turning right along Green Lane. From Green Lane turn right onto Linnards Lane, then left into John Fryer Avenue & finally left again onto Birch Grove.



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: C
- 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: 8100-8779-0729-3028-7423
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.