



# ROYAL FOX

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## Key Features

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



## Main Description

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 (with fitted robes & units to bedrooms 1&3) 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. Property Info: - Approx Sq Footage: 1034 (97.8 Sq m) - Tenure: Freehold - EPC Rating: TBC - Council Band: C - Parking Arrangements: Driveway



**17 Birch Grove  
Wincham Northwich**

**Guide Price  
£280,000**



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## 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)

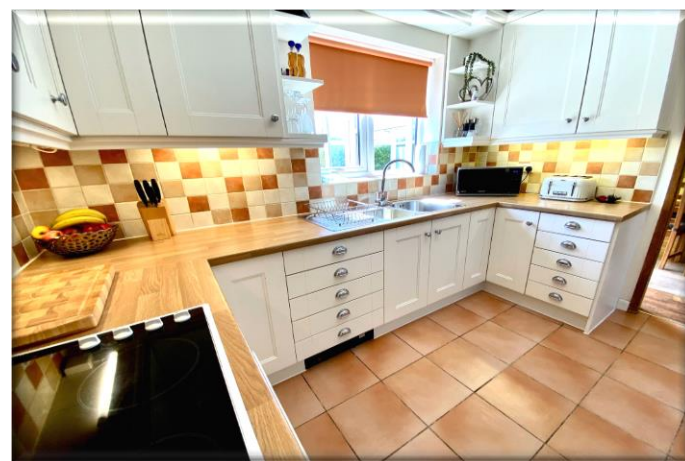
**Shower Room** 6' 11" x 7' 9" (2.12m x 2.37m)







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



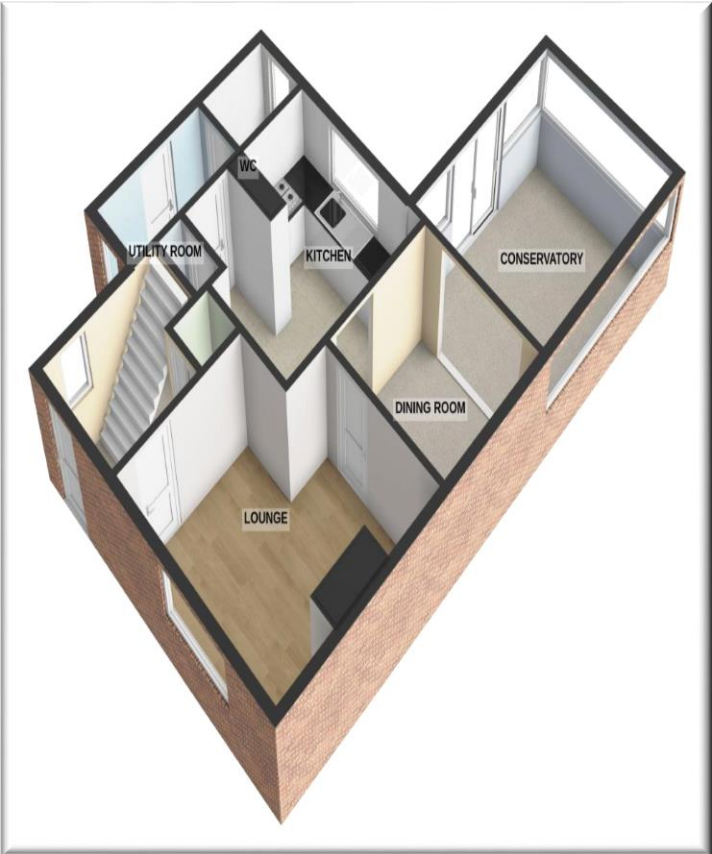
*"Ultimate Estate  
Agency....From The Fox"*

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

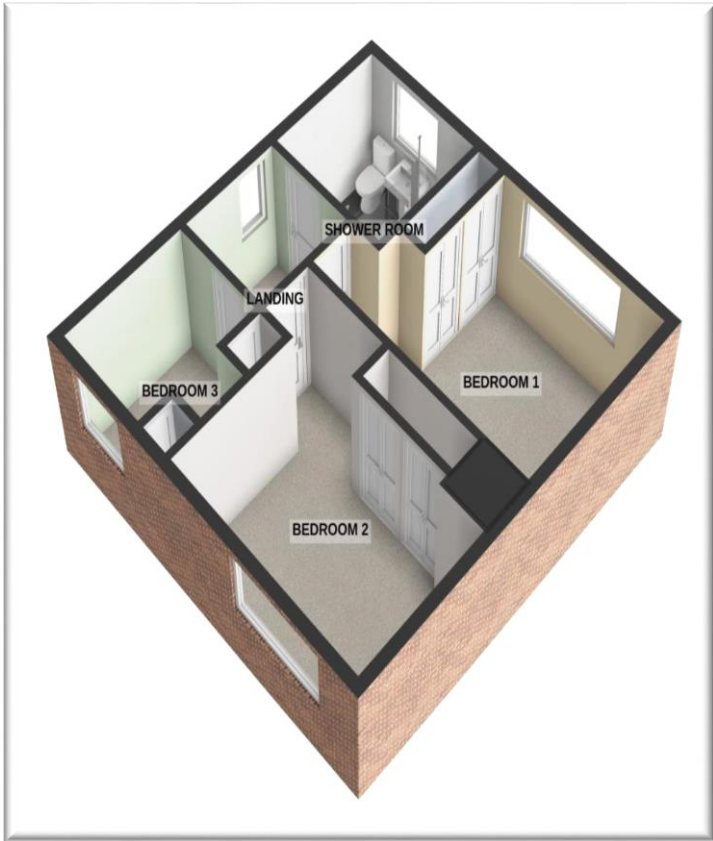
**Tel: 01606 44 0 44**

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











## 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.

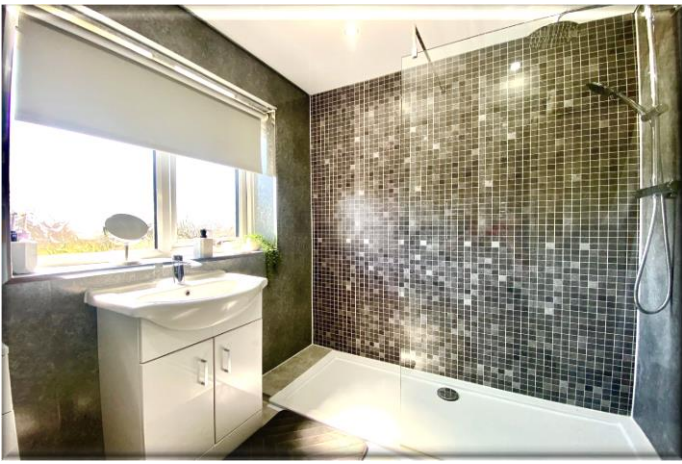
***"Call The Fox NOW for  
your FREE valuation"***



## 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: C
- Parking Arrangements: Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		