



ROYAL FOX

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- Modern Detached House
- Three Generous Bedrooms
- Cul-De-Sac Position
- Much Improved By Owners
- Close To Trent & Mersey Canal
- Modern En-Suite & Bathroom
- Gas Central Heating
- Sought After Location
- UPVC Double Glazed



ATTRACTIVE MODERN DETACHED - THREE GENEROUS BEDROOMS - OPEN PLAN LIVING - EN-SUITE & FAMILY BATHROOM - AMPLE PARKING AND INTEGRAL GARAGE - SOUGHT AFTER RESIDENTIAL DEVELOPMENT..... Royal Fox Estates are very pleased to offer to the open market this extremely well presented detached family home of modern design. Much improved by the present owners to include updated bathroom and en-suite, internal doors, combination boiler and a electronic roller shutter garage door. The property benefits from gas fired central heating and UPVC double glazed windows.

ACCOMMODATION - Comprising briefly : entrance hall, open plan lounge/dining room with Bi-folding doors giving access to the rear garden, modern well fitted kitchen with **BUILT IN APPLIANCES**, utility room giving access to the garage. To the first floor is a gallery landing giving access to three generous bedrooms with en-suite shower room to the main bedroom and additional family bathroom/WC.

OUTSIDE - The property sits in a good sized plot with driveway parking for 3/4 vehicles and integral single garage with roller shutter door to the front. Gated side pathway access leads to the rear garden with blocked paved patio seating areas, fenced borders

LOCATION- Ideally located on the edge of Rudheath, there is direct access out to the A556 giving great transport links to the motorway networks and nearby cities. Northwich Town Centre is a short drive away with a large range of shops, services, major supermarkets as well as Baron's Quay development with multi screen Odeon Cinema. The property set in a small cul-de-sac is close to the Trent & Mersey Canal with its countryside walks.

AGENTS COMMENTS - Ideal family purchase, ready to move in to, close to both primary and secondary schools, contemporary living at an affordable price.



**20 Waterside View
Rudheath Northwich**

**Offers in Excess of
£300,000**



Property Information

Approx. Sq Ft - 1010 - Sq mt - 93.8

Freehold

Council Band - C

EPC Rating - D

**Services - Mains - Gas - Electric - Water (Meter)
Sewer**

Parking - Garage & Driveway

Accommodation

Entrance Hall

Lounge/Dining Room 24' 2" x 12' 4" (7.37m x 3.77m)

Kitchen 9' 7" x 7' 10" (2.92m x 2.39m)

Utility Room 6' 0" x 8' 2" (1.83m x 2.49m)

Garage 11' 8" x 8' 2" (3.56m x 2.49m)

First Floor landing

Bedroom One 12' 3" x 9' 10" (3.73m x 3.00m)

En-Suite 6' 2" x 5' 9" (1.87m x 1.76m)

Bedroom Two 12' 2" x 8' 6" (3.71m x 2.60m)

Bedroom Three 11' 6" x 9' 10" (3.51m x 3.00m)

Family Bathroom/WC 6' 10" x 5' 9" (2.08m x 1.76m)





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

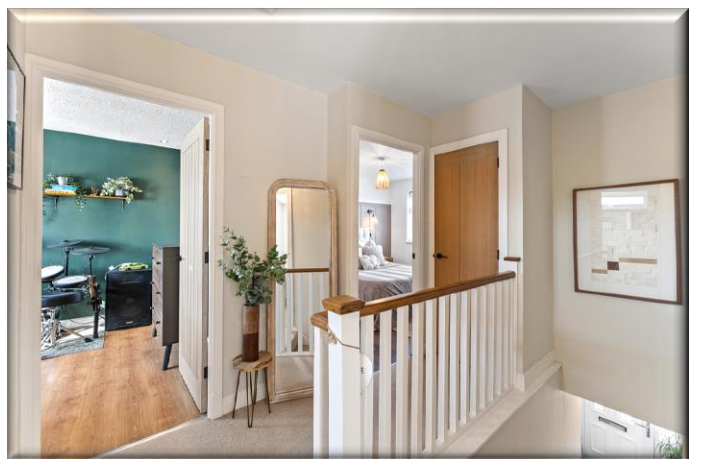


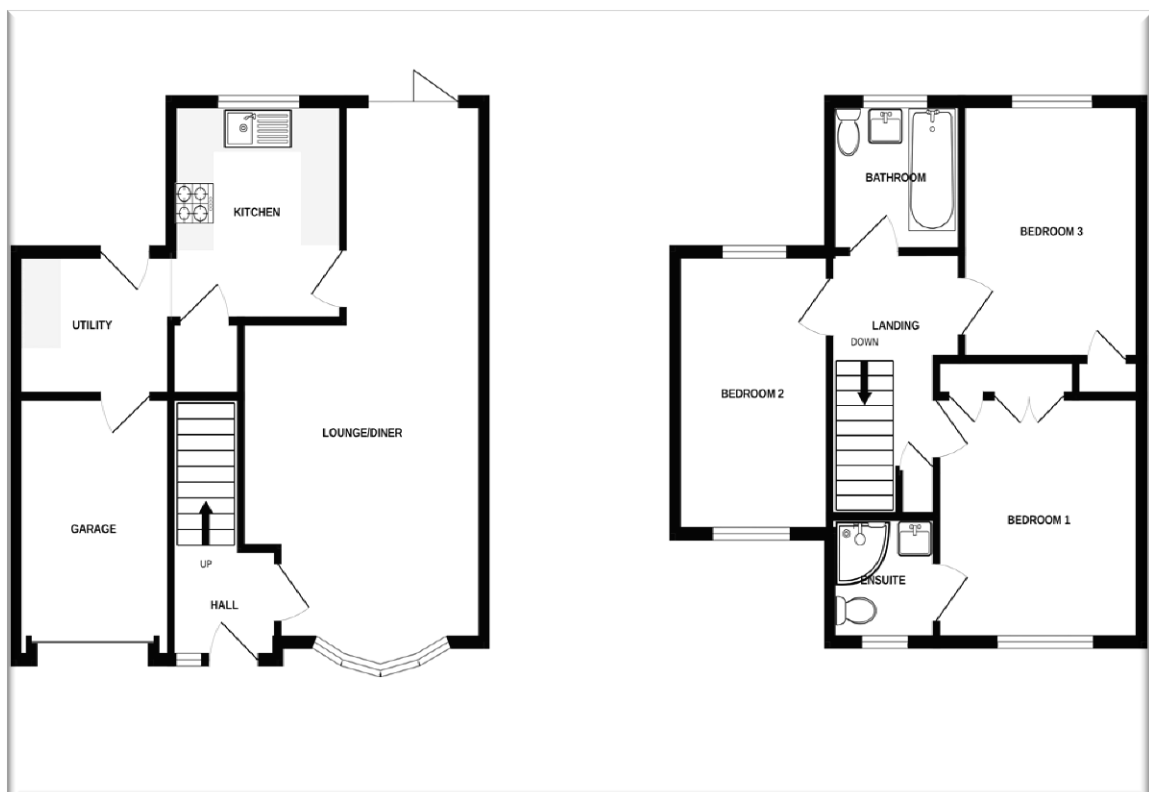
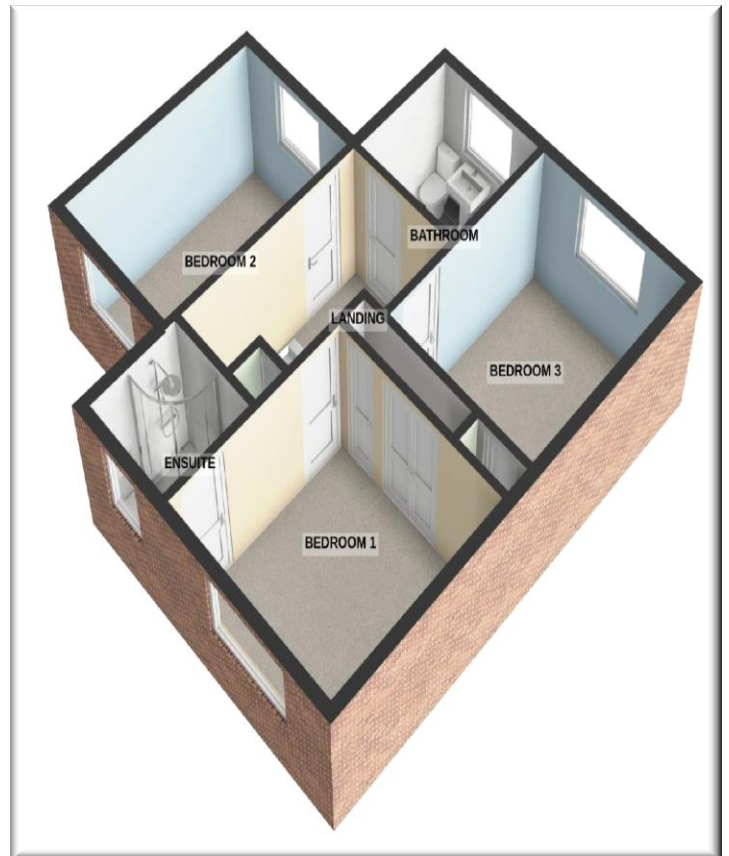
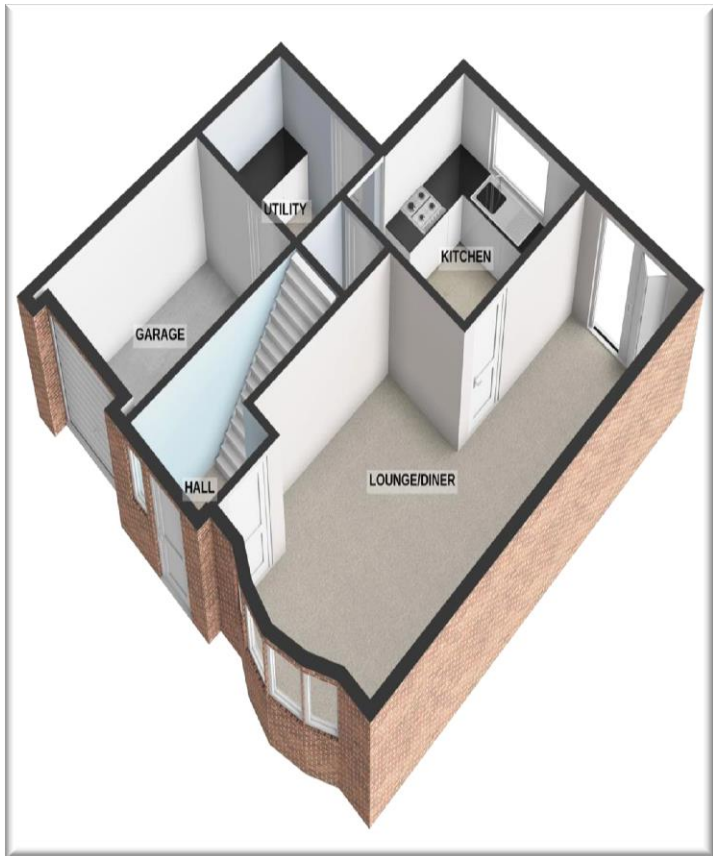
*"Ultimate Estate
Agency....From The Fox"*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Waterside View is located off Lavender Drive which in turn is located off Middlewich Road close to the Broken Cross Public House.



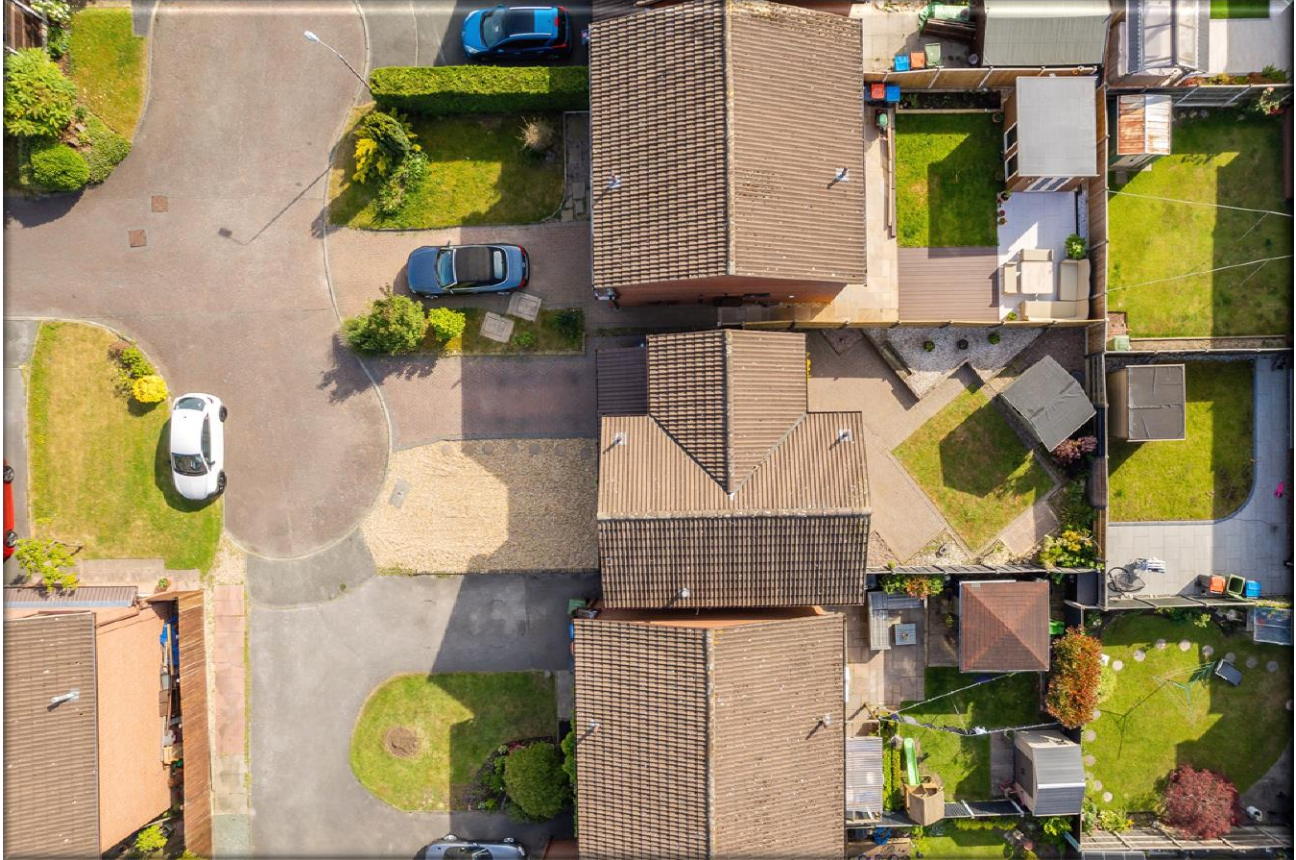
IMPORTANT NOTE:

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 Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Electric, Gas, Water, Main Sewer
- Council Tax Banding - C
- Parking Arrangements - Driveway & Garage







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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