



ROYAL FOX

... ultimate estate agency

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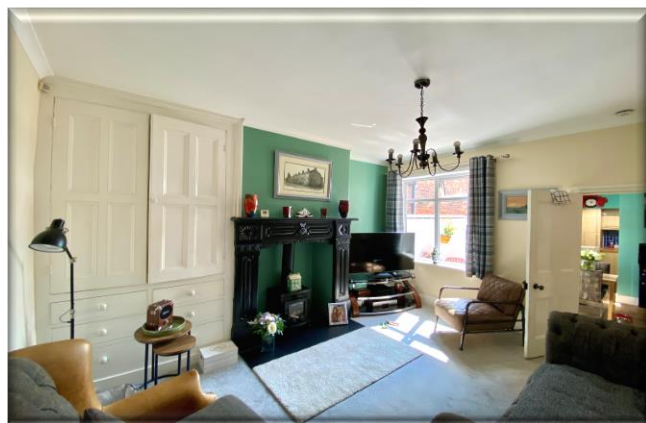
Key Features

- Superb Victorian Villa
- Arranged Over Four Floors
- Converted Basement
- Three Double Bedrooms
- Two Reception Rooms
- Timber Garage
- Attractive Gardens
- Gas Central Heating
- Modern Kitchen



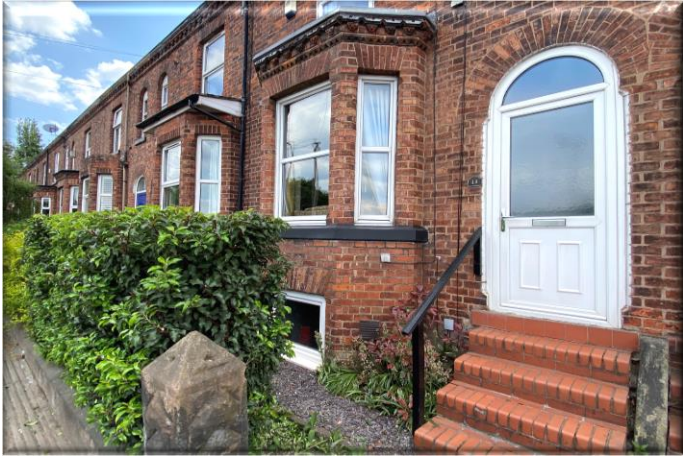
SUPERB VICTORIAN TERRACED - 4 LEVELS OF ACCOMMODATION - THREE DOUBLE BEDROOMS - FABULOUS CONVERTED BASEMENT - GARAGE & GARDENS.....

Royal Fox Estates are very pleased to offer to the open market this extremely spacious Victorian terraced that provides ideal family accommodation. Updated by the current owners to provide all modern amenities yet many original fixtures and fittings remain adding to the charm of this particular property. The highly flexible accommodation features two converted basement rooms ideal for many different uses, reception hallway, two reception rooms, modern fitted breakfast kitchen with space for Range-Style cooker, three generous double bedrooms over two floors and a large family bathroom to include both a 'Jacuzzi' bath and walk in shower cubicle. The property features gas fired central heating (boiler installed 2022), UPVC double glazed windows, cast iron multi-fuel stove to the dining room, presented to a very good standard throughout ideal family purchase. To the front is a small forecourt to the rear is a private walled yard with attached utility/WC. Beyond the yard is substantial detached timber garage with access to a large and very attractive garden, well stocked and numerous areas to sit and enjoy a well deserved glass of Red. The property is located in the very popular district of Winnington which is located close to Northwich town centre where large range of shopping, recreational activities and services area available. Good access is afforded to both the A49 & A556 for onward commutes. **INTERNAL & EXTERNAL VIEWINGS COME HIGHLY RECOMMENDED BY THE FOX.**



**11 Moss Terrace
Northwich**

**Guide Price
£300,000**



Property Information

Freehold

Council Band - B

EPC Rating - D

Services - Mains Gas - Electric - Water - Sewer

Parking - Garage

Accommodation

Entrance Vestibule 3' 3" x 3' 9" (0.99m x 1.14m)

Reception Hallway 13' 7" x 3' 9" (4.13m x 1.14m)

Basement One 14' 3" x 11' 0" (4.34m x 3.36m)

Basement Two 13' 7" x 11' 7" (4.15m x 3.52m)

Lounge 15' 0" x 11' 5" (4.58m x 3.49m)

Dining Room 0' 0" x 11' 5" (0m x 3.49m)

Kitchen/Breakfast Room 11' 0" x 9' 3" (3.36m x 2.83m)

Back Kitchen 6' 6" x 9' 3" (1.98m x 2.83m)

First Floor Landing 14' 4" x 5' 10" (4.36m x 1.78m)

Bedroom One 12' 7" x 15' 11" (3.84m x 4.85m)

Bedroom Two 14' 4" x 9' 10" (4.36m x 2.99m)

Family Bathroom/WC 12' 0" x 9' 4" (3.66m x 2.84m)

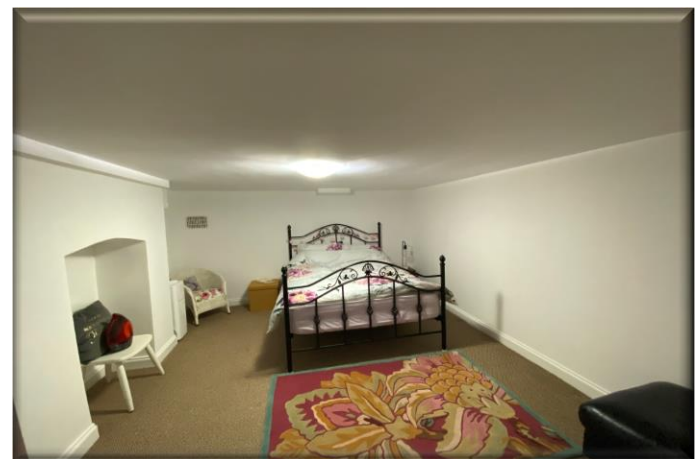
2nd Floor

Bedroom Three 17' 0" x 15' 11" (5.19m x 4.85m)





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

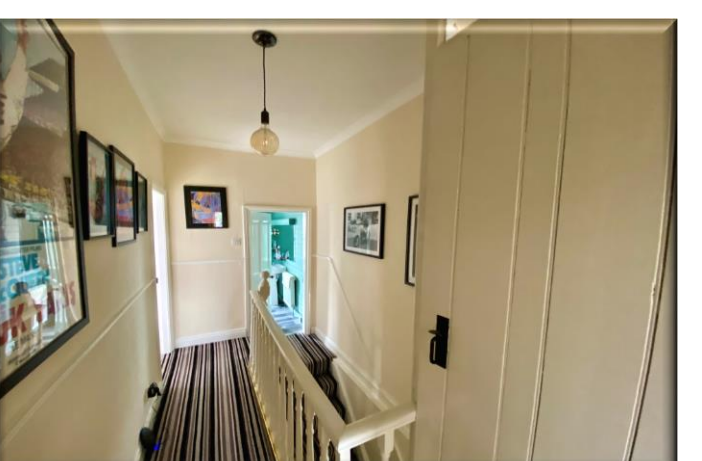
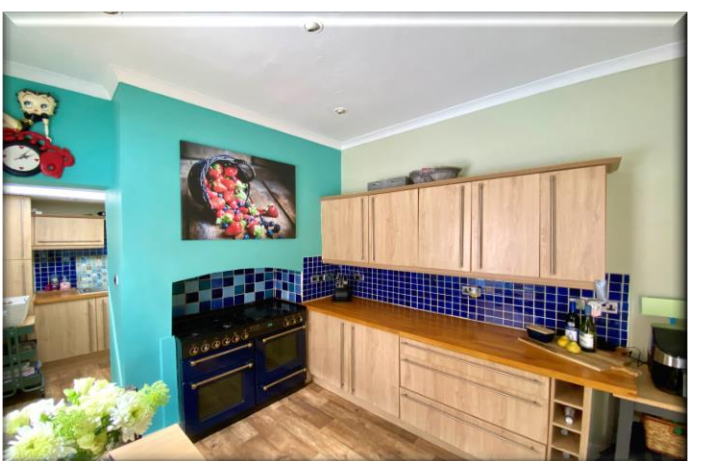


*"Ultimate Estate
Agency....From The Fox"*

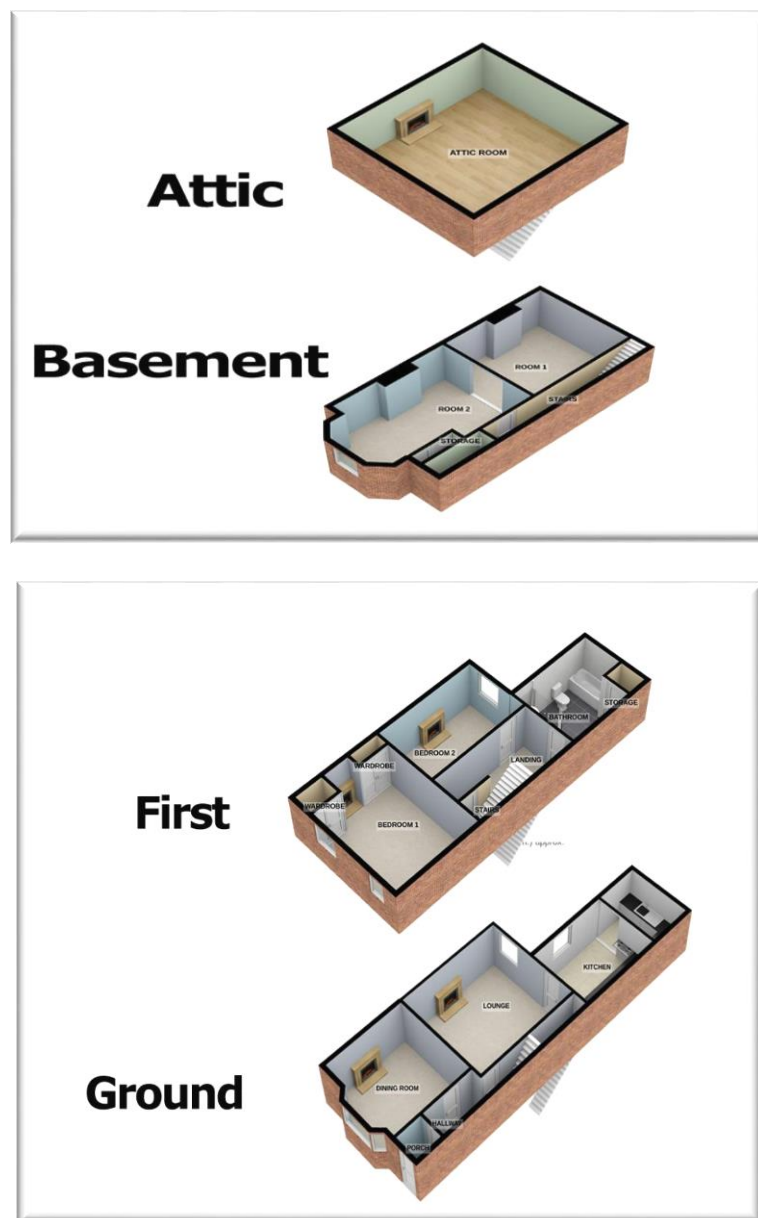
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along Winington Old Lane. At the traffic lights with Moss Road proceed straight on towards Barnton. Moss Terrace is located on the left hand side denoted by our For sale Board before the next set of traffic lights.

***"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 Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - B
- Parking Arrangements - Street & Garage Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

