



ROYAL FOX

... ultimate estate agency

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- **Exceptional Semi Detached**
- **Three Bedrooms**
- **Semi Rural Location**
- **Delightful, Private Rear Garden**
- **Driveway & Garage**
- **Walk in Condition**
- **Recently Fitted Shower Room/WC**
- **Open, Dual Aspect Lounge/Diner**
- **Highly Regarded Village**



EXCEPTIONAL 3 BEDROOMED SEMI DETACHED - WALK IN CONDITION - PRIVATE GARDENS - AMPLE PARKING & GARAGE ...

Royal Fox Estates are delighted to offer this extremely well presented semi detached home in a SEMI RURAL LOCATION situated on the edge of Wincham village. With the added benefit of being sold with **NO ONWARD CHAIN**.

ACCOMMODATION: No. 27 Keats Lane comprises of: To the ground floor ... Entrance hall, open dual aspect lounge/diner with MEDIA WALL & a modern fitted kitchen. To the first floor are three good sized bedrooms all benefitting from fitted robes/units & a delightful combined shower room/WC with recently fitted walk in shower cubicle.

OUTSIDE: To the front of the property is a front lawn and generous driveway following down the side elevation allowing for ample parking. At the end is a detached single garage & access to the rear. The impressive rear garden is of particular note featuring patio, well maintained lawn & an enclosed seating/bar area. The garden backs on to woodland and offers plenty of privacy.

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.



**27 Keats Lane
Wincham Northwich**

**Offers in Excess of
£290,000**



Property Info:

Approx Sq Footage: 918 (90.2 Sq m)

Tenure: Freehold

Council Band: C

EPC Rating: D

Mains Services: Electric, Gas, Water, Sewage

Parking Arrangements: Driveway/Garage

Accommodation

Entrance Hall 14' 3" x 4' 11" (4.34m x 1.51m)

Lounge/Diner 22' 7" x 12' 2" (6.88m x 3.71m)

Kitchen 9' 7" x 7' 9" (2.92m x 2.36m)

Landing

Bedroom One 12' 2" x 9' 9" (3.71m x 2.97m)

Bedroom Two 11' 1" x 8' 5" (3.38m x 2.57m)

Bedroom Three 8' 4" x 8' 4" (2.54m x 2.54m)

Shower Room/WC 5' 4" x 7' 1" (1.63m x 2.16m)





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



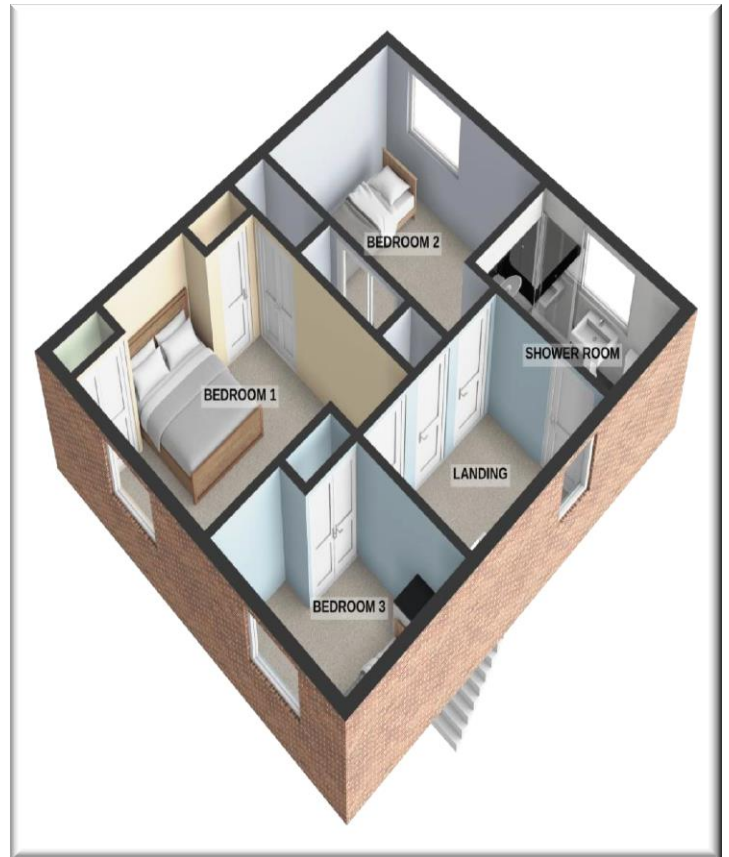
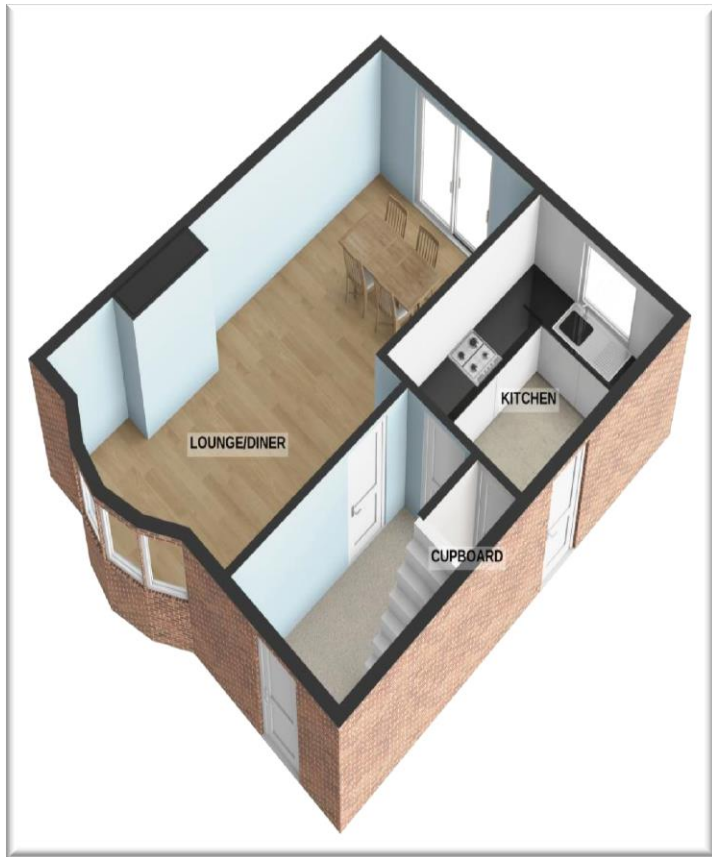
*"Ultimate Estate
Agency....From The Fox"*

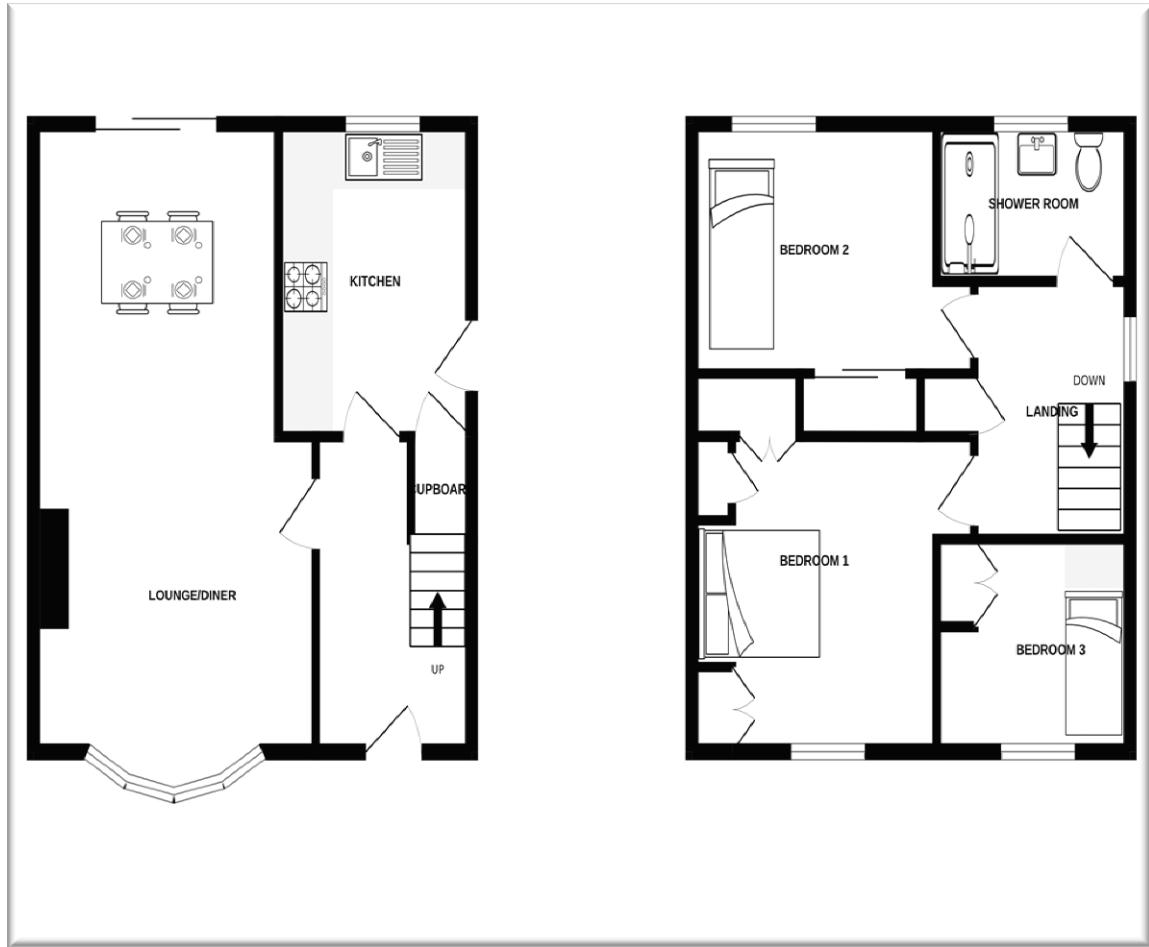
Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich 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. Continue along then turn left onto Keats Lane, No.27 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, Sewage
- Council Band: C
- Parking Arrangements: Driveway/Garage







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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