



ROYAL FOX

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- Beautifully Presented Semi Detached
- Two Generous Bedrooms
- Private Rear Garden
- Extended Lounge with Vaulted Ceiling
- Quiet Cul-De-Sac Location
- Conservatory
- Driveway & Integral Garage
- Bi Fold Doors
- Highly Regarded Location



BEAUTIFULLY PRESENTED SEMI DETACHED - TWO GENEROUS BEDROOMS - SPACIOUS OPEN LOUNGE WITH VAULTED CEILINGS -PRIVATE REAR GARDEN ... Royal Fox Estates are pleased to offer this immaculately presented & spacious two bedroomed home situated within a quiet cul-de-sac in the heart of Davenham village. Benefitting from an impressive internal layout as well as generous private gardens to the rear.

ACCOMMODATION: No. 34 Mere Bank comprises of: To the ground floor .. Entrance hall, with door into the integral single garage, modern fitted kitchen (including gas hob, built in oven & microwave & dishwasher.) beautiful & spacious open lounge/diner with vaulted ceiling and BI FOLD DOORS leading into the conservatory. To the first floor are two generous bedrooms (bedroom one containing fitted robes) as well as a modern tiled combined bathroom/WC.

OUTSIDE: To the front externally is a Block Paved driveway suitable for two cars. To the rear is a generous, well maintained & private lawned rear garden, with patio area that wraps around the side elevation. Great access is afforded to the rear via the up and over doors on both sides of the garage.

LOCATION: Mere Bank is a short distance to Davenham & Moulton village centres where a good selection of local amenities and services can be found. Excellent access is afforded to the A556 and onto the major nearby motorway networks putting Manchester, Liverpool, Chester etc. within easy reach.



**34 Mere Bank
Davenham Northwich**

**Guide Price
£280,000**



Property Info:

- *Approx Sq Footage: 911 (85 Sq m)*
- *Tenure: Freehold*
- *Council Band: C*
- *EPC Rating: D*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway & Garage*

Accommodation

Entrance Hall 8' 9" x 3' 3" (2.66m x 1.0m)

Kitchen 7' 10" x 8' 9" (2.38m x 2.66m)

Lounge/Diner 16' 6" x 12' 7" (5.02m x 3.84m)

Conservatory 10' 4" x 12' 7" (3.15m x 3.84m)

Landing

Integral Garage 16' 10" x 8' 8" (5.13m x 2.64m)

Bedroom One 13' 9" x 8' 9" (4.18m x 2.66m)

Bedroom Two 13' 9" x 8' 2" (4.18m x 2.5m)

Bathroom/WC 9' 10" x 6' 2" (3.00m x 1.89m)





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

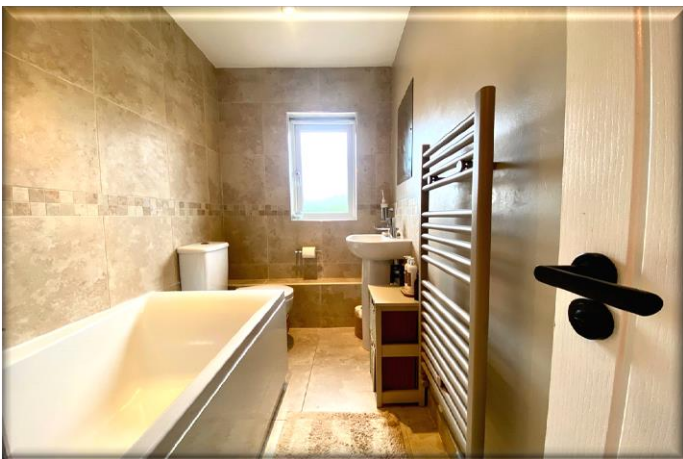


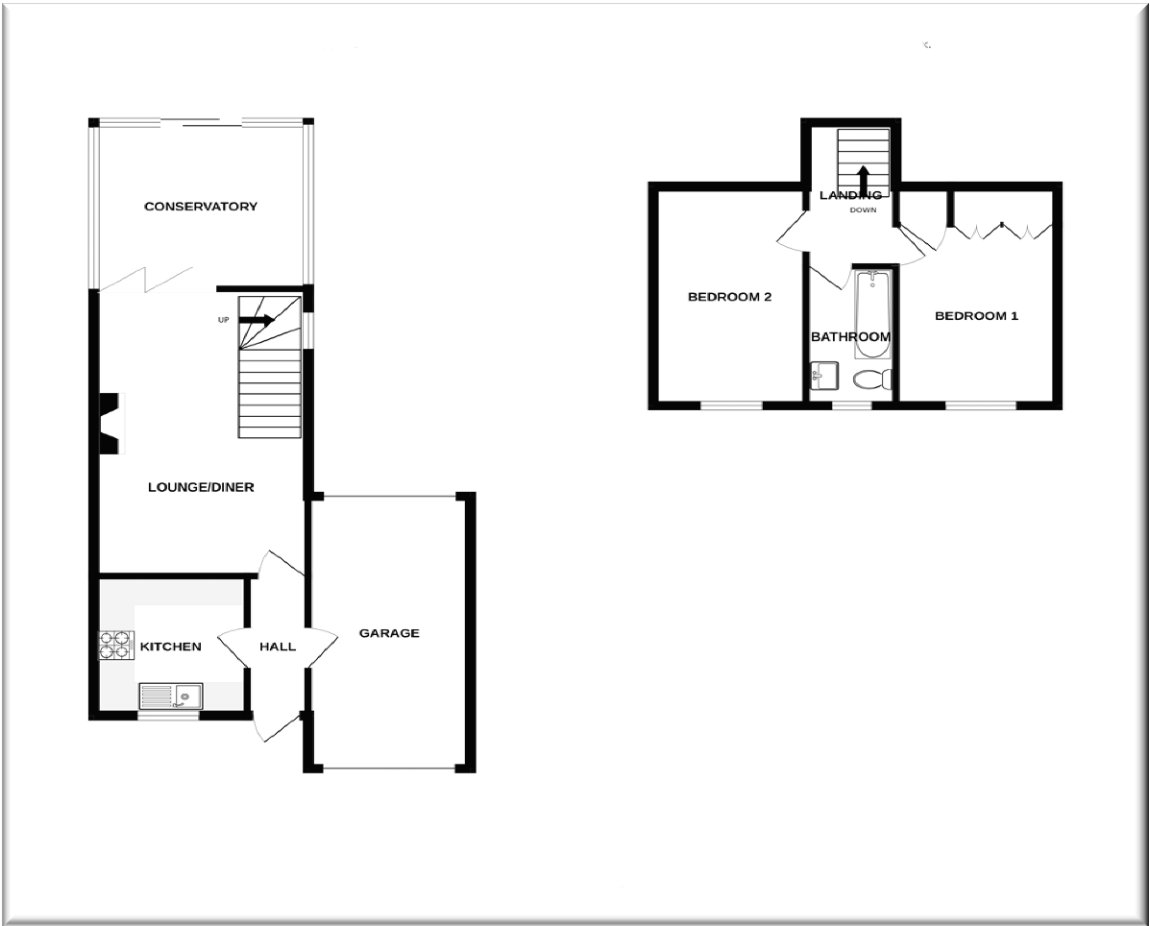
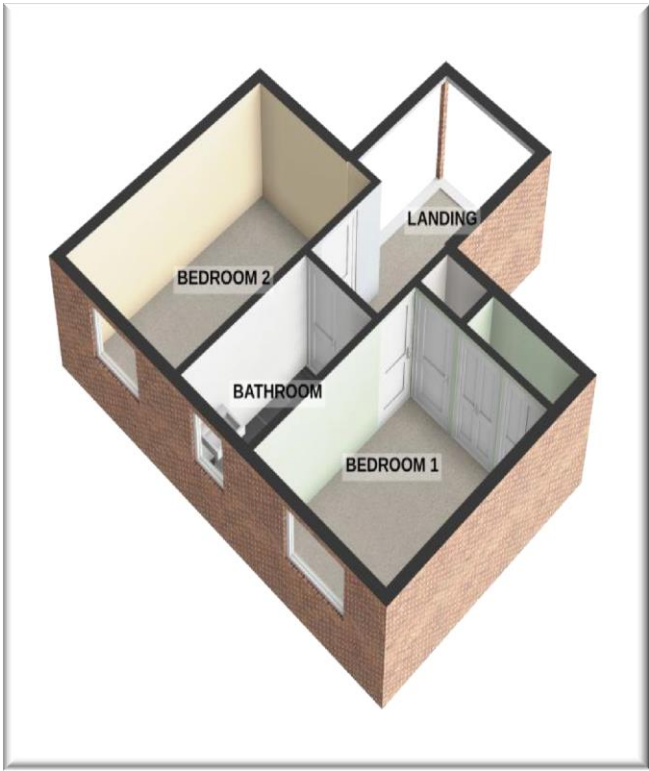
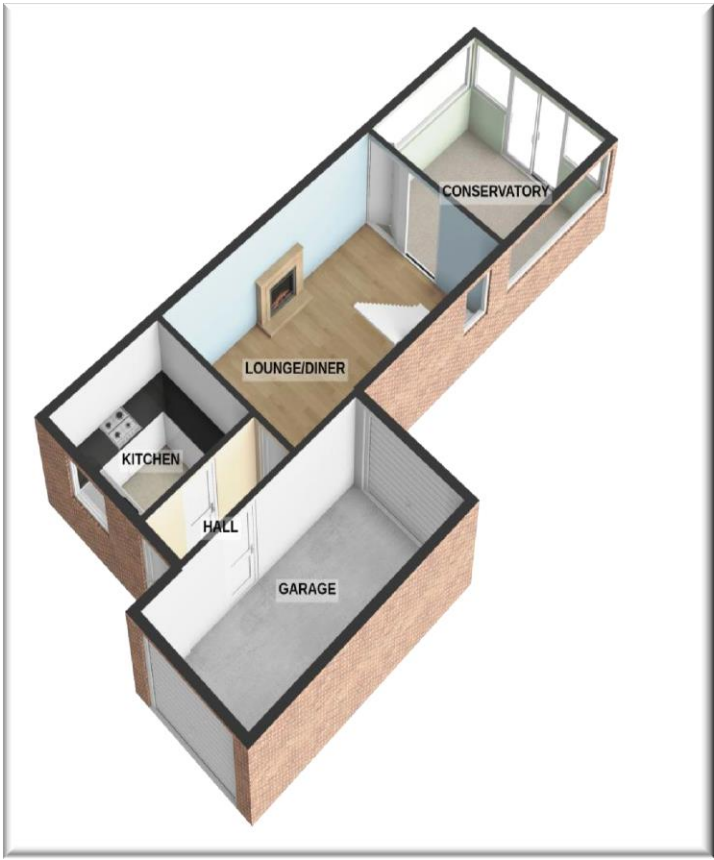
*"Ultimate Estate
Agency....From The Fox"*

**Viewings : Northwich Office
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Directions

From Northwich leave along the A553 London Road which in turn becomes Kingsmead and proceed to the end. At the traffic lights turn right towards the A556 Chester Road. At the roundabout proceed straight on into London Road and continue through Davenham Village. Turn right onto Jack Lane towards Moulton and Mere Bank can be located off to the left.

***“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

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- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: C
- Parking Arrangements: Driveway & Garage



