



ROYAL FOX

... ultimate estate agency

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- Semi Detached True Bungalow
- Two Double Bedrooms
- Modern Kitchen & S/Room
- Conservatory
- Rear Parking for 2 Cars
- Front & Rear Gardens
- Barnton Village
- Move in Ready
- Sought After Location



NO CHAIN ... ATTRACTIVE SEMI DETACHED TRUE BUNGALOW - TWO DOUBLE BEDROOMS - MODERN KITCHEN & SHOWER ROOM ... Royal Fox Estates are pleased to offer to the market this well cared for true bungalow that can be enjoyed immediately, situated in a quiet & well regarded area within Barnton Village. The home benefits from UPVC double glazing throughout & gas fired central heating. (combi system - boiler installed in 2024)

ACCOMMODATION: No. 58 Mond Street comprises of: Entrance hall, spacious lounge, modern fitted kitchen, conservatory, two generous double bedrooms & a combined shower room/WC with walk in unit.

OUTSIDE: To the front of the property are gardens & dedicated pathway up to the front door. At the rear is a well proportioned, lawned rear garden with patio area & timber store shed. Off the garden at the rear of the property is dedicated off street parking for multiple vehicles.

LOCATION: The home is located in a popular location within Barnton, Outdoor pursuits can be found just around the corner with both Marbury Country Park & the Anderton Boat Lift/Nature park close by. Northwich Town Center is approx. 2.5 miles away with its wide range of shops, services, major supermarkets & national chains. Good access is afforded via the A49 onto the major motorway networks putting nearby cities such as Chester, Manchester & Liverpool within easy reach.



**58 Mond Street
Barnton Northwich**

**Asking Price
£230,000**



Property Info:

- *Tenure: Freehold*
- *Approx 784 Sq ft*
- *Council Band: C*
- *EPC Rating: D*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway*

Accommodation

Entrance Hall 14' 10" x 7' 2" (4.53m x 2.19m)

Lounge 15' 10" x 12' 0" (4.82m x 3.65m)

Kitchen 12' 3" x 8' 2" (3.73m x 2.5m)

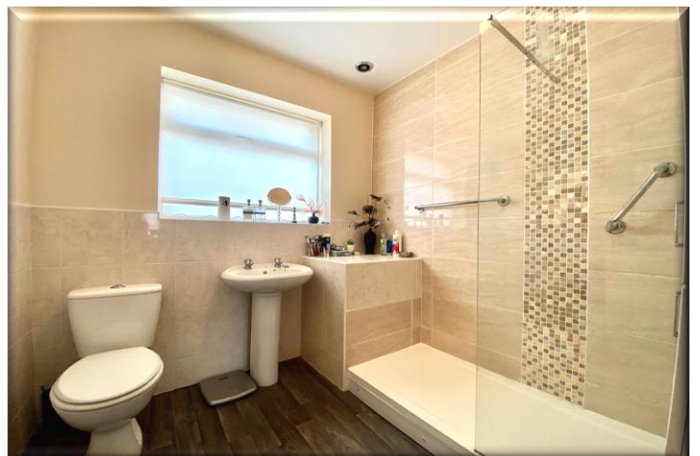
Conservatory 7' 11" x 7' 9" (2.41m x 2.37m)

Bedroom One 11' 11" x 11' 3" (3.63m x 3.42m)

Bedroom Two 11' 9" x 11' 4" (3.58m x 3.46m)

Shower Room/WC 7' 7" x 7' 2" (2.31m x 2.18m)



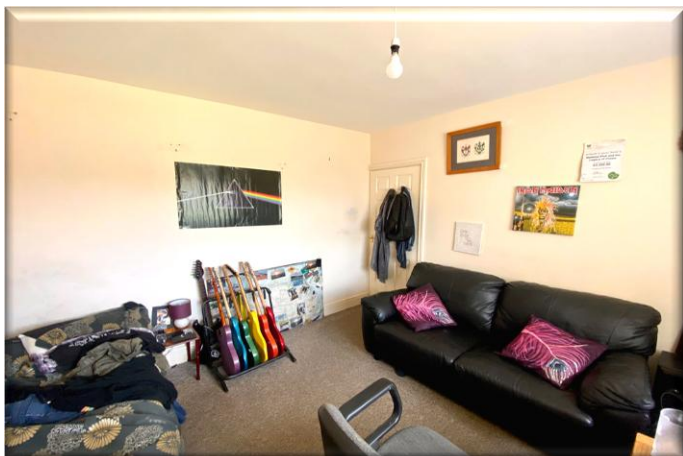


***"Ultimate Estate
Agency....From The Fox"***

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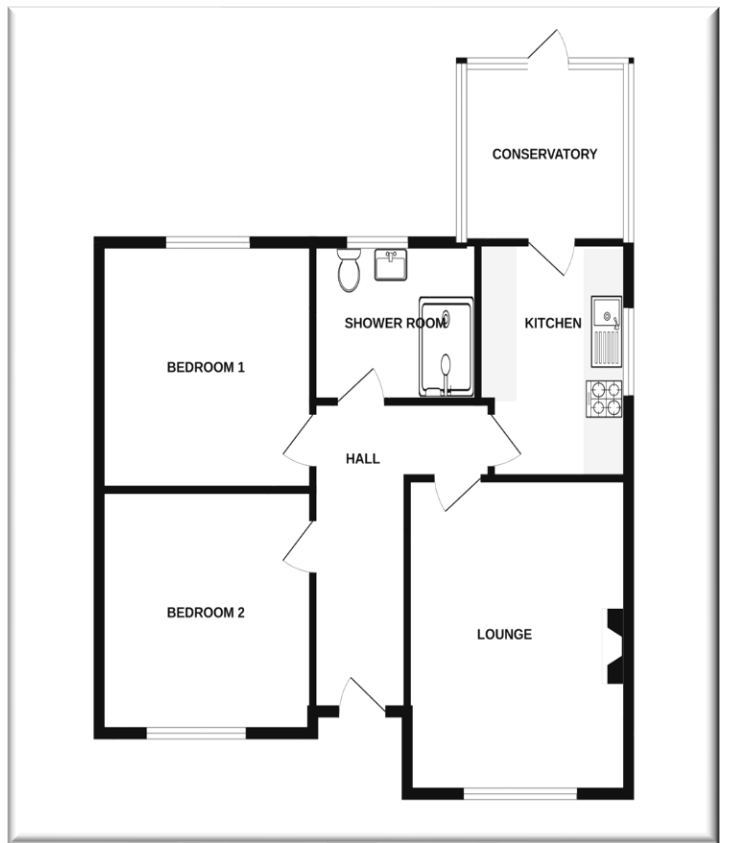
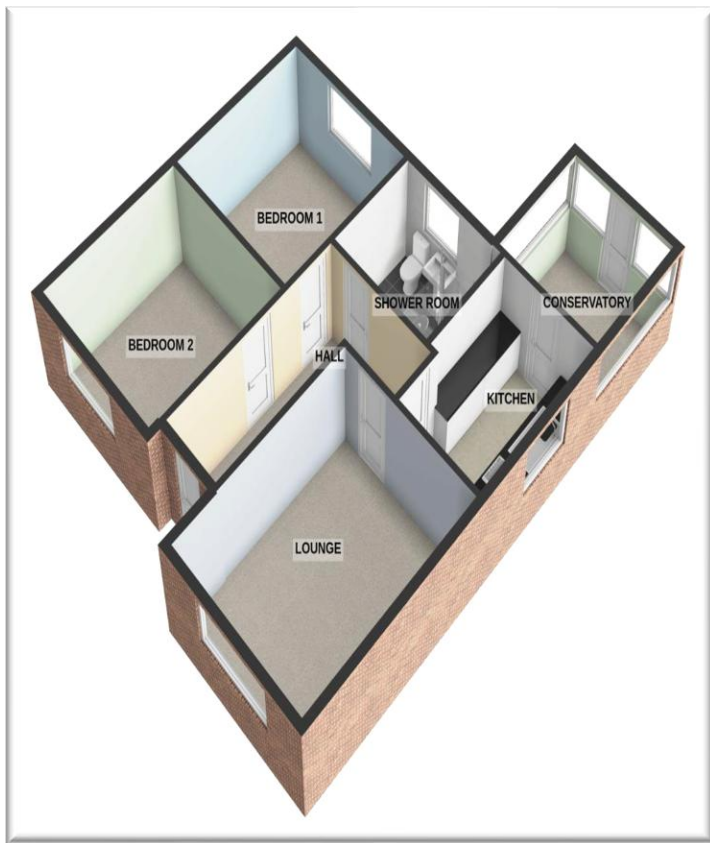


***"Put your property
in our hands..."***



***"Detailed property
particulars, packed
with photographs,
descriptions and
insight..."***





The Fox's Insight

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

Directions

From Northwich Centre proceed along the A533 Winnington Lane. Follow the A553 towards Barnton, proceed up the steep hill and turn right into Manor Drive, at the junction turn right into Church Road, turn left onto Mond Street and number 58 is located on 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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