



# ROYAL FOX

... ultimate estate agency

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- Pavement Fronted Terraced
- Very Well Presented
- Two Double Bedrooms
- Modern Fitted Kitchen
- Utility & Guest WC
- Two Reception Rooms
- Attractive Rear Yard
- Ideal First Purchase
- Close to Town Centre



**CALLING 1ST TIME BUYERS! - ATTRACTIVE PAVEMENT FRONTED TERRACED HOME - TWO DOUBLE BEDROOMS - VERY WELL PRESENTED** ... Royal Fox Estates are pleased to offer this spacious & well cared for Victorian terraced home offering ideal first time buyer accommodation in a convenient central Northwich location, just a short walk from the town centre. The home itself being improved over recent years & can be enjoyed immediately, benefitting from UPVC double glazing and gas fired central heating (combination system)

**ACCOMMODATION:** No. 55 Victoria Road comprises of ... To the ground floor: Entrance hallway, leading into a bright and open dual aspect lounge/dining room with French doors to the rear. Also is a modern fitted kitchen, off which is a utility room and downstairs guest WC. To the first floor are two double bedrooms & a large family bathroom.

**OUTSIDE:** The home benefits from a private, enclosed rear yard which has been well cared for and features a timber decking area.

**LOCATION:** Residents of Victoria Road have the benefit of a comprehensive range of amenities and facilities on their doorstep. Within a short walk there are supermarkets, train station, primary school & local shops/takeaways to name just a few. The town centre of Northwich once again is a short walk into & containing many national chains as well as Odeon multi screen cinema. Good access is afforded also to the A556 & onto the major nearby motorway networks putting Manchester, Chester, Liverpool etc. all within easy reach.



**55 Victoria Road  
Northwich**

**Guide Price  
£160,000**



#### Property Info:

- *Sq Footage: Approx 970*
- *Tenure: Freehold*
- *EPC Rating: D*
- *Council Band: A*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: On Street*

## Accommodation

### Entrance Hall

**Lounge / Dining Room** 25' 4" x 11' 6" (7.72m x 3.50m)

**Kitchen** 10' 6" x 8' 2" (3.20m x 2.49m)

**Utility** 4' 1" x 8' 1" (3.20m x 2.27m)

**Guest WC** 3' 0" x 8' 1" (1m x 2.27m)

### First Floor Landing

**Bedroom One** 13' 3" x 11' 11" (4.04m x 3.63m)

**Bedroom Two** 12' 11" x 9' 3" (3.93m x 2.82m)

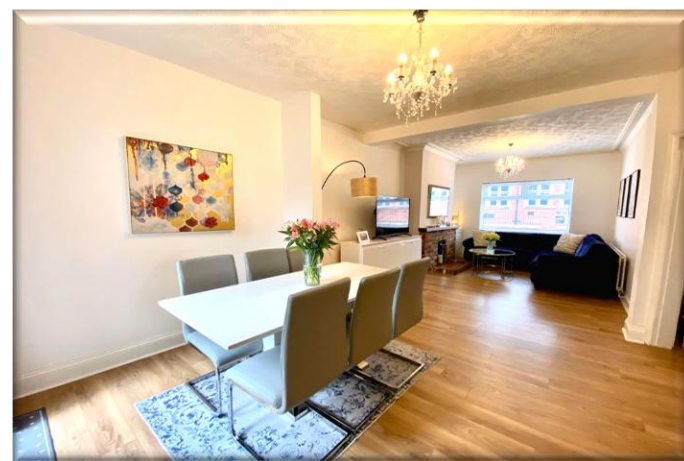
**Family Bathroom** 10' 5" x 8' 3" (3.17m x 2.51m)







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

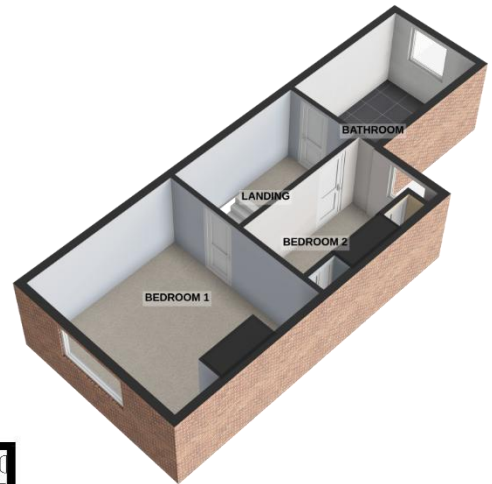
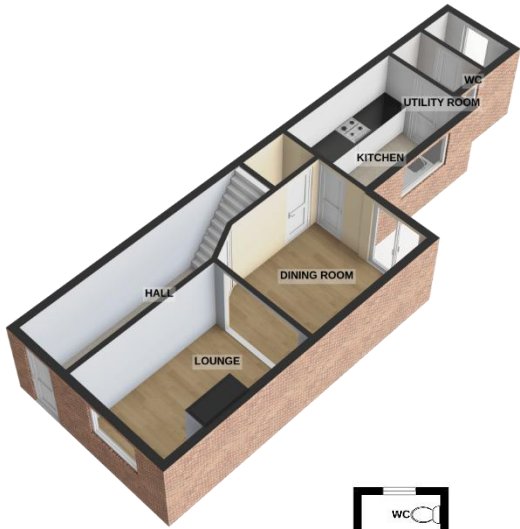


*"Ultimate Estate  
Agency....From The Fox"*

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## Directions

From Northwich leave along Chester Way towards Northwich railway station. At the roundabout turn right onto Station Road. At the traffic lights turn right into Victoria Road.

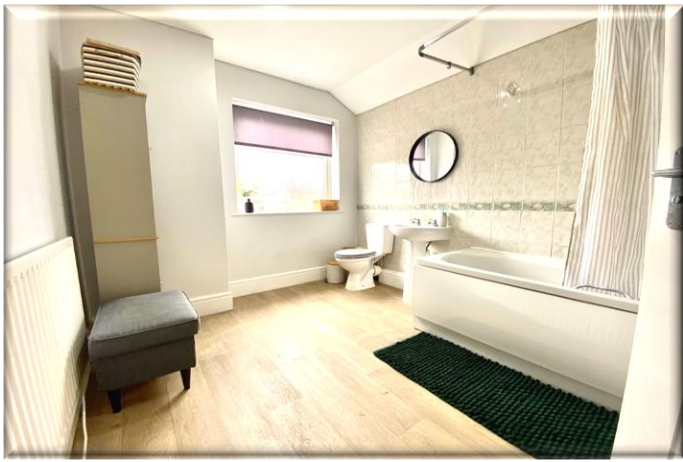
***“Call The Fox NOW for  
your FREE valuation”***



### 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: A
- Parking Arrangements: On Street







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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