



# ROYAL FOX

... ultimate estate agency

[www.royalfox.co.uk](http://www.royalfox.co.uk)

- Semi Detached True Bungalow
- Two Bedrooms
- Improved to Excellent Standard
- Modern Kitchen & Shower Room
- Landscaped Rear Garden
- Detached Single Garage
- Two Car Driveway
- Walk in Condition
- Popular Location

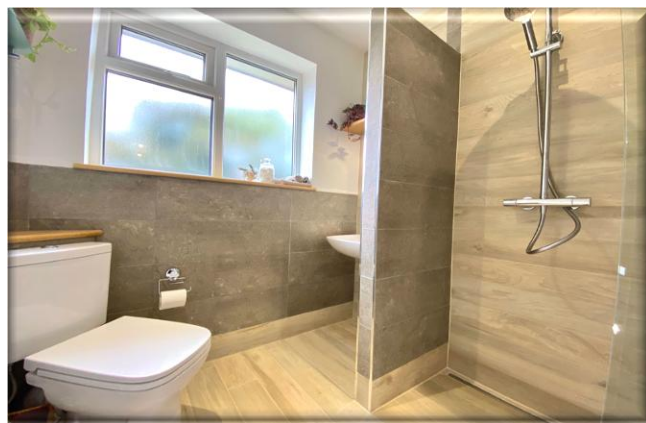


**GEM OF A PROPERTY! - SEMI DETACHED TRUE BUNGALOW - IMMACULATE, WALK IN CONDITION - 2 BEDROOMS - NO CHAIN ...** Royal Fox Estates are delighted to offer - 94 Mount Pleasant Road. Situated in the highly regarded village of Davenham, The home has been improved & refurbished with care and attention to detail to an excellent standard throughout, allowing prospective buyers to simply walk in & enjoy immediately.

**ACCOMMODATION:** The property comprises of briefly: Porch, entrance hall leading to an attractive, fitted breakfast kitchen & a modern contemporary shower room/WC with walk in cubicle. There are two good size bedrooms, bedroom two positioned at the front of the property offering versatility as an office/study if preferred. Bedroom one located at the rear and benefitting from French Doors allowing plenty of natural light and leading out to the rear garden. In addition to note there is a boarded loft space, offering potential to convert into further accommodation if desired.

**OUTSIDE:** Externally to the front there is a gravel driveway offering parking for two vehicles, off which is a detached garage with lighting and power supply. To the rear is an enclosed, landscaped rear garden offering peace & privacy with patio, lawned & seating area with access afforded from the front to the side elevation, as well as garage access through side personnel door.

**LOCATION:** The property is situated a short distance to Davenham & Moulton village centers 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.



**94 Mount Pleasant Road  
Davenham Northwich**

**Offers in Excess of  
£230,000**



#### Property Info:

- *Freehold*
- *Council Band: A*
- *EPC Rating: D*
- *Parking Arrangements: Driveway & Garage*
- *Approx Sq Footage 570 (52.8 Sq m)*

### Accommodation

**Porch** 3' 8" x 2' 11" (1.11m x 0.89m)

**Hall** 16' 1" x 2' 11" (4.89m x 0.90m)

**Lounge** 12' 0" x 13' 5" (3.67m x 4.09m)

**Kitchen** 12' 10" x 8' 10" (3.91m x 2.68m)

**Bedroom One** 9' 0" x 13' 5" (2.74m x 4.09m)

**Bedroom Two / Study / Office** 8' 1" x 8' 10" (2.46m x 2.68m)

**Shower Room/WC** 5' 2" x 6' 4" (1.58m x 1.94m)





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



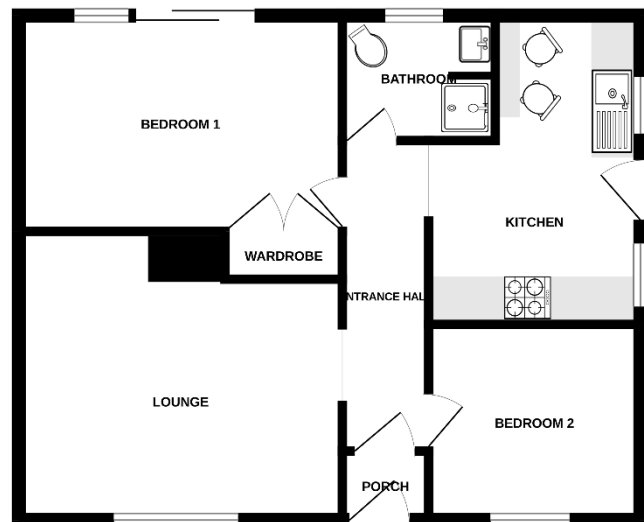
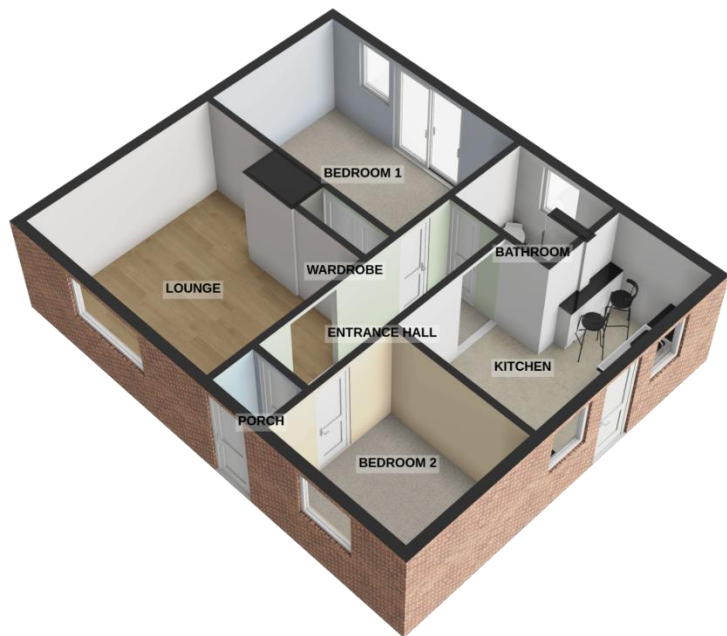
*"Ultimate Estate  
Agency....From The Fox"*

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

Tel: 01606 44 0 44

e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

## Directions

Proceed out of Northwich along the (A559) Chester Way, continue through the one way system (A5509) Chester Way turning left at the traffic lights onto the (A533) London Road. Follow the road and at the traffic lights with London Road and Kingsmead bare left. Continue along London Road turning right at the main roundabout for the A556. Turn left off the A556 onto Hartford Road. Turn right onto Mount Pleasant Road, number 94 can be identified by our distinctive For sale Board.

***"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: Driveway & Garage



