



ROYAL FOX

... ultimate estate agency

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- **Fabulous & Spacious End Cottage**
- **Three Bedrooms**
- **Double Storey Extension**
- **Quality Living Kitchen/Diner**
- **Generous, South Facing Garden**
- **Exclusive, Quiet Location**
- **Semi Rural Location**
- **Great Walk Locations Nearby**
- **Close to Town Centre**



FABULOUS END COTTAGE - BEAUTIFULLY APPOINTED - 3 BEDROOMS - GENEROUS SOUTH FACING GARDEN ... Royal Fox Estates are pleased to offer this impressive & spacious end cottage situated in an exclusive and quiet location in lower Marston. Improved significantly by the current owners & boasting a rear **DOUBLE STOREY EXTENSION** allowing for an open plan dining/kitchen layout & additional bedroom.

ACCOMMODATION: The property comprises of briefly .. To the ground floor: Spacious lounge, leading to inner hall with stairs & door through to a fabulous living kitchen/diner with **QUALITY CASHMERE FIXTURES/FITTINGS** & French doors leading out to the garden. To the first floor are three bedrooms (one double, two single) & a modern combined bathroom/WC.

OUTSIDE: To the front of the property is a small forecourt with attractive, mature hedges and pathway to the front door. At the rear is a **GENEROUS SOUTH FACING REAR GARDEN** with an open rear aspect, lawned with patio/seating area off the kitchen. The end of Cross Street offers additional parking.

LOCATION: Plenty can be said for the location of this property, tucked away in a cul-de-sac location with few other properties. Lower Marston offers plenty of excellent outdoor pursuits being walking distance from Nuemanns flash, as well as a short drive from Marbury Country Park & the Anderton Boat lift / nature reserve. Northwich town centre is just a five minute drive into offering a comprehensive range of both independent outlets and national chains, major supermarkets & Odeon multi screen cinema.



**14 Cross Street
Marston Northwich**

**Offers in Excess of
£220,000**



Property Info:

- *Approx Sq Footage: 880 (81.7 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: D*
- *Council Band: B*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Street Parking / Additional parking at end of street.*

Accommodation

Lounge 14' 0" x 12' 0" (4.27m x 3.66m)

Dining Room 11' 5" x 11' 0" (3.48m x 3.35m)

Kitchen 9' 7" x 13' 4" (2.92m x 4.06m)

First Floor Landing

Bedroom One 14' 3" x 12' 0" (4.34m x 3.66m)

Bedroom Two 6' 5" x 9' 0" (1.96m x 2.74m)

Bedroom Three 9' 5" x 6' 5" (2.87m x 1.96m)

Bathroom/WC 6' 7" x 9' 0" (2.01m x 2.74m)





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

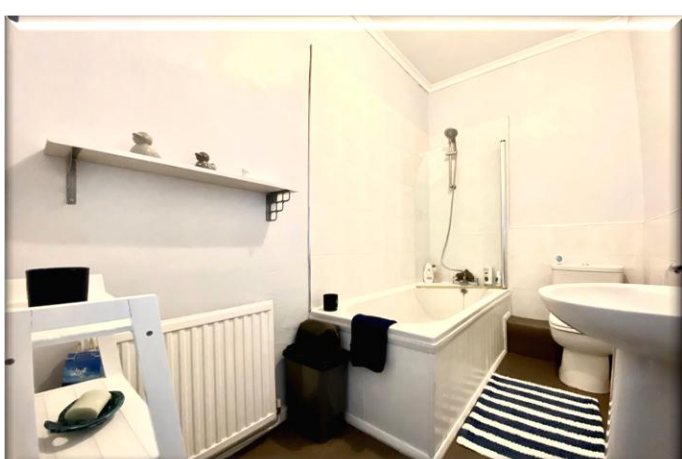
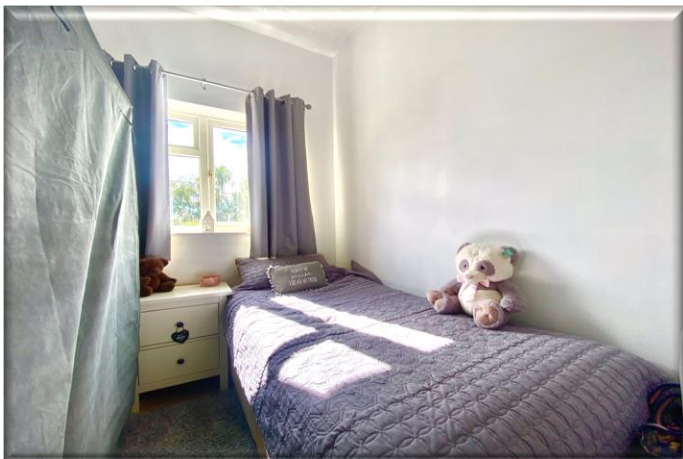


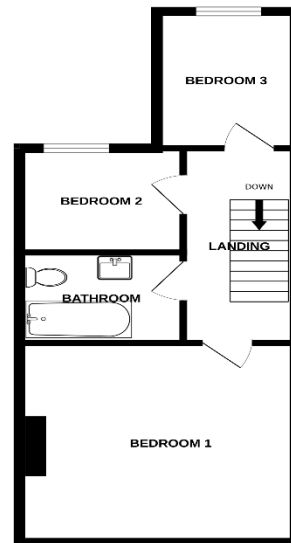
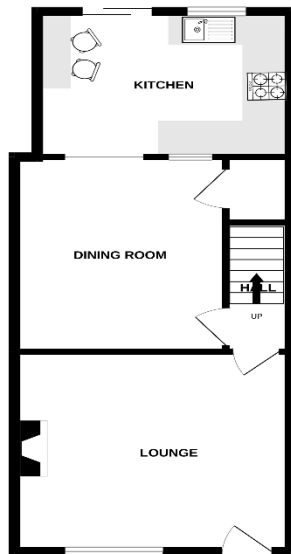
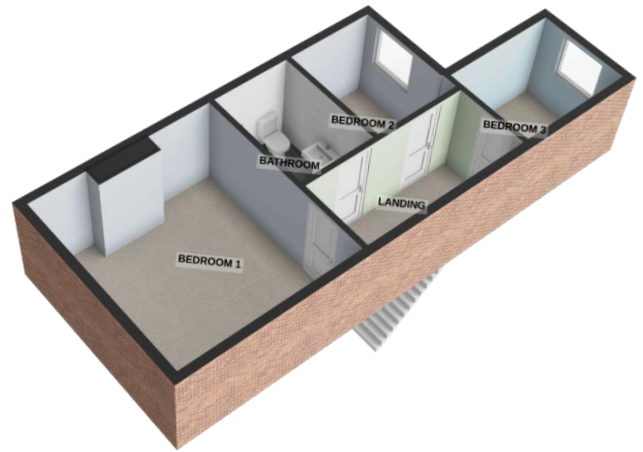
*"Ultimate Estate
Agency....From The Fox"*

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Directions

From Ollershaw Lane leaving Northwich, turn right onto Cross Street just after the right hand bend and before reaching the bridge. No.14 can be found on the right 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: B
- Parking Arrangements: Street Parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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