



ROYAL FOX

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- **Well Presented Detached True Bungalow**
- **3/4 Bedrooms**
- **Extended Living Kitchen/Diner**
- **Wrap Around Gardens**
- **Long Driveway & Garage**
- **Utility & Guest WC**
- **Dual Aspect Lounge**
- **Modern Family Bathroom**
- **New Roof (Installed July 2022)**



WELL PRESENTED DETACHED TRUE BUNGALOW - 3/4 BEDROOMS - EXTENDED LIVING KITCHEN/DINER - WRAP AROUND GARDENS ... Royal Fox Estates are delighted to offer this spacious & well-proportioned true bungalow sitting on an enviable plot in one of Hartford's most highly regarded spots. No.45 Park Lane has been thoroughly cared for and modernised over the years by the current owners & benefits from a rear extension to turn the kitchen into a fantastic dining & living space which leads out into the generous wrap around gardens.

ACCOMMODATION: The property comprises of ... Entrance hall, Guest WC, Spacious dual aspect lounge with inset gas fire, extended living kitchen diner with quality fixtures/fittings, five ring gas hob & French double doors leading out to the gardens. Off the kitchen is a good size utility with room for washing machine, tumble dryer and further storage. To the other side of the property are three well proportioned bedrooms, two featuring built in robes & an exquisite, modern family bathroom. Furthermore, is an additional reception room offering versatility as a study/office, family room or even a fourth bedroom if desired.

OUTSIDE: To the front of the property is a generous driveway that will accommodate four vehicles & an attached garage with power, water supply & sink. The property features attractive wrap around gardens, the rear of which offers space & privacy bordered predominately by large trees and laid to lawn along with patio area.

LOCATION: Park Lane is a highly regarded spot within one of mid Cheshire's most sought-after areas in Hartford Village. Benefitting from a large range of amenities shops, restaurants, schools & transport links being within walking distance of two train stations - as well as easy access afforded to the A556. Northwich Two Centre is approx. 1.5 miles away and offers many national shops/chains and most of the major supermarkets.



**45 Park Lane
Hartford, Northwich**

**Guide Price
£495,000**



Property Info:

- *Approx. Sq Footage 1580 (148 Sq m) (Inc. Garage)*
- *Tenure: Freehold*
- *EPC Rating: D*
- *Council Band: F*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway & Garage*

Accommodation

Entrance Hall

Guest WC 6' 9" x 2' 11" (2.05m x 0.90m)

Lounge 17' 9" x 13' 7" (5.42m x 4.15m)

Study/Office/Snug 7' 5" x 13' 1" (2.26m x 3.98m)

Living Kitchen/Diner 16' 10" x 20' 6" (5.13m x 6.26m)

Utility Room 6' 11" x 6' 8" (2.1m x 2.02m)

Bedroom One 12' 0" x 10' 11" (3.66m x 3.33m)

Bedroom Two 10' 0" x 10' 11" (3.06m x 3.33m)

Bedroom Three 8' 8" x 10' 5" (2.64m x 3.17m)

Bathroom 6' 8" x 9' 1" (2.02m x 2.76m)

Attached Garage 17' 9" x 8' 10" (5.37m x 2.7m)





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

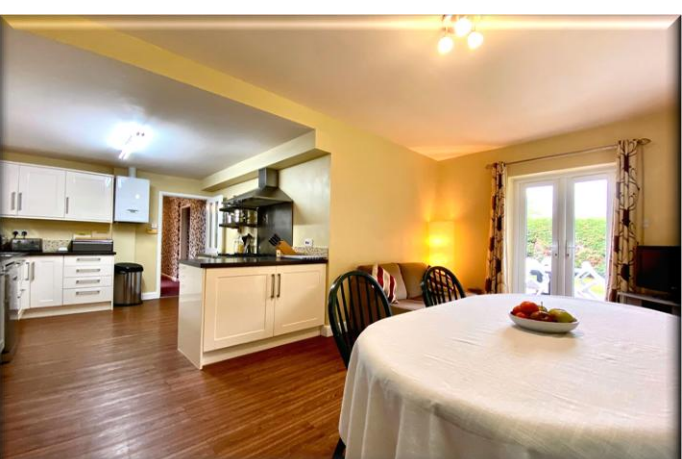


*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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Directions

From the A559 Chester Road, at the crossroads turn left onto School Lane followed by a right onto Riddings Lane. Continue along then turn left onto Park Lane. Follow around and no.45 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.

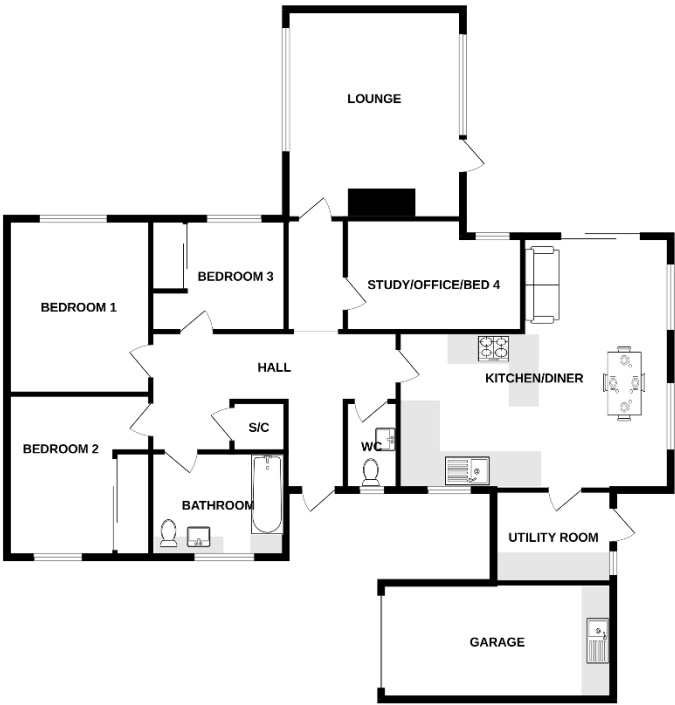
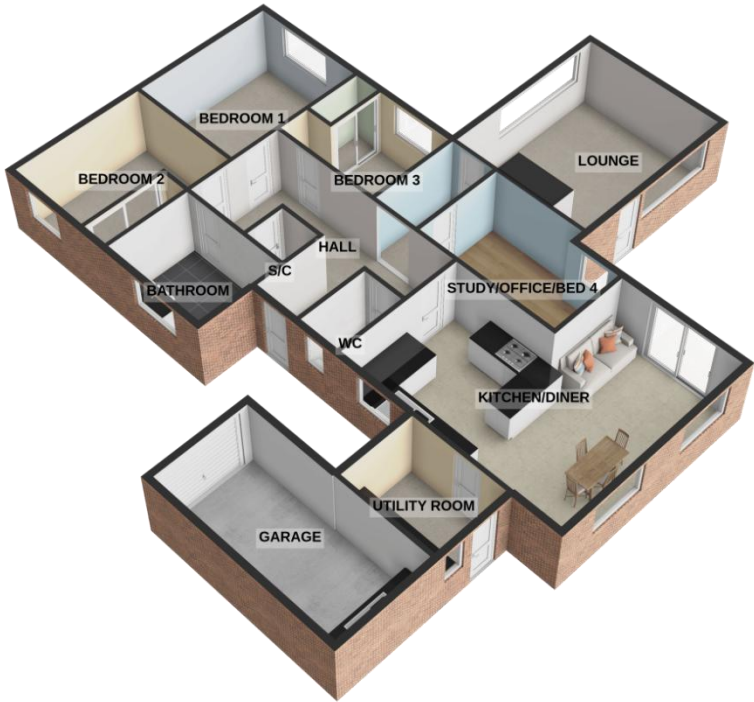


The Fox's Insight

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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