



# ROYAL FOX

... ultimate estate agency

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- Modern Semi Detached
- Three Double Bedrooms
- Study & Guest WC
- En-Suite To Master
- Driveway Parking
- Three Storey Accommodation
- Gas Central Heating
- Private Rear Garden
- UPVC Double Glazed



**VERY ATTRACTIVE SEMI-DETACHED HOUSE - MODERN DESIGN - SET OUT OVER THREE LEVELS - IDEAL FAMILY PURCHASE - CONVENIENT LOCATION - THREE DOUBLE BEDROOMS.....** Royal Fox Estates are extremely pleased to offer to the open market this modern family home that provides contemporary and stylish accommodation. The property features gas fired central heating & Upvc double glazed windows.

**ACCOMMODATION** - The property comprises briefly: ground floor, entrance hallway, guest WC, study and family dining kitchen with **BUILT IN APPLIANCES**. To the first floor is the formal lounge, master bedroom with en-suite. To the second floor are two further bedrooms and a combined bathroom/WC.

**OUTSIDE** - To the front is a hedged forecourt with steps leading to the front door and to the side is a tarmac driveway. To the rear is a private fenced garden.

**LOCATION** - The property is located in Rudheath with good access afforded to Northwich town centre with its range of established retail chains and independent shops. Northwich town also benefits from a cinema complex, state of the art leisure centre and a restaurant quarter. The property is ideally located for the A556 giving easy access to onward commutes via the local motorway connections.



**29 Medlock Street  
Rudheath Northwich**

**Offers Over  
£295,000**



*Property Information. Approx. Sq Ft. – 1098*

*Freehold*

*Council Band - C*

*EPC Rating - B*

*Services -Mains - Gas - Electric - Water (Meter) - Sewer*

*Parking - Driveway*

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## Accommodation

### Entrance Hall

### Guest WC

**Study** 9' 0" x 6' 2" (2.74m x 1.89m)

**Family Dining Kitchen** 16' 10" x 13' 0" (5.12m x 3.95m)

### First Floor Landing

**Lounge** 11' 8" x 12' 10" (3.55m x 3.92m)

**En-Suite** 7' 1" x 5' 1" (2.15m x 1.56m)

**Bedroom One** 10' 2" x 12' 10" (3.09m x 3.92m)

### Second Floor Landing

**Bedroom Two** 11' 9" x 12' 10" (3.57m x 3.92m)

**Bedroom Three** 11' 5" x 12' 10" (3.47m x 3.92m)

**Family Bathroom/WC** 6' 3" x 5' 10" (1.90m x 1.79m)





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



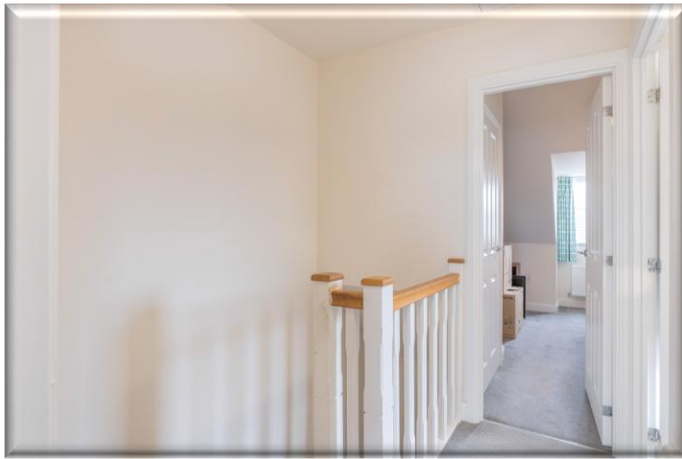
*"Ultimate Estate  
Agency....From The Fox"*

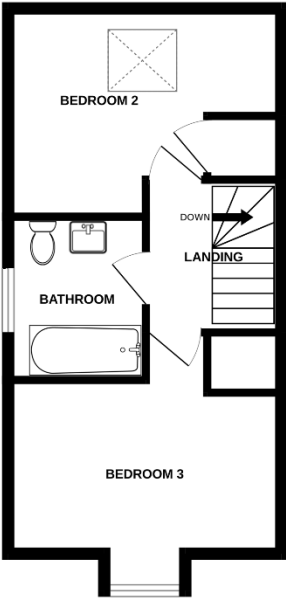
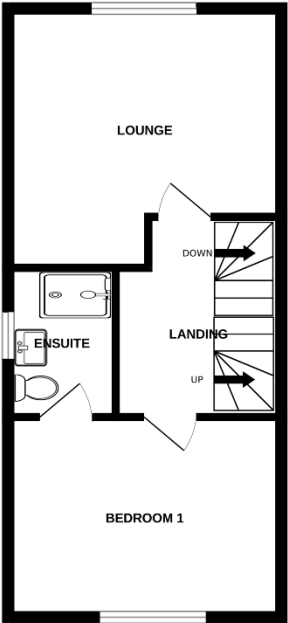
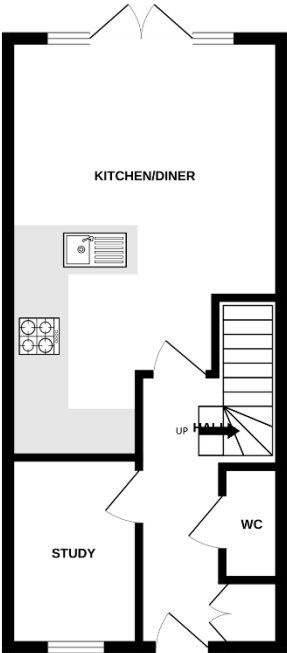
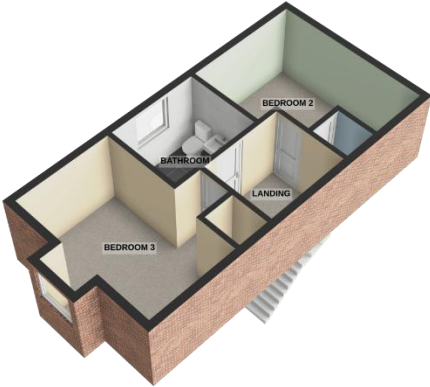
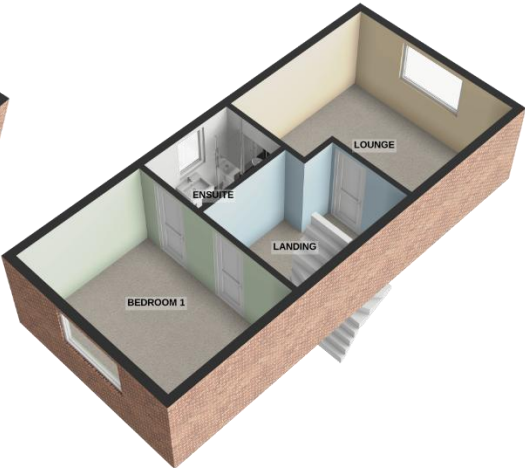
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## Directions

From Northwich leave along Chester Way in the general direction of Northwich Railway Station. At the roundabout turn right onto Station Road. Proceed straight on at the traffic lights onto Middlewich Road. Turn right onto Shipbrook Road proceed straight on passing Gadbrook Road and continue over the bridge, turn left onto Dane Road and turn left again onto Medlock Street.

***“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 Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter), Main Sewer
- Council Tax Banding - C
- Parking Arrangements - Driveway Parking



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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