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- **Spacious Semi Detached**
- **Generous Corner Plot**
- **Three Well Sized Bedrooms**
- **Some Updating Required**
- **Two Reception Rooms**
- **Driveway & Carport**
- **Utility Area & WC**
- **UPVC Double Glazed & GFCH**
- **Scope to Extend / Add Value**



SPACIOUS SEMI-DETACHED HOME - SOME UPDATING REQUIRED - GENEROUS CORNER PLOT - SCOPE TO EXTEND/ADD VALUE

... Royal Fox Estates are pleased to offer this well sized three bedroom property sitting on a large plot making for an excellent long term family purchase. No.27 Brook Lane offers fantastic potential for buyer's to make their own as well as scope to add real value with the potential to extend further if desired. (subject to planning permission)

ACCOMMODATION: The property comprises of ... To the ground floor: Entrance hall, dining room, lounge, fitted kitchen leading to a rear hallway off which houses a utility area & door to downstairs WC. To the first floor are three good size & well proportioned bedrooms all enjoying fitted robes/storage as well as a contemporary shower room/WC with walk in unit.

OUTSIDE: As mentioned the property enjoys a generous corner plot with gardens, large block paved driveway (offering ample parking) & carport to the front, wrapping around the side elevation, screened by mature hedges. There is access to the lawned rear garden also of a good size with block patio area and large composite store shed.

LOCATION: Brook Lane is located in a quiet location off Shipbrook Road in Rudheath, (the road itself mainly just serving the residents.) The location itself popular among families falling into the catchment area for a number of primary / high schools. Northwich town centre is a short drive away boasting a large amount of national chains, major supermarkets & local independent shops. Excellent access is afforded the the A556 & onward to the M6 & M56 motorway networks putting nearby cities Manchester, Liverpool etc. within easy reach.



**27 Brook Lane
Northwich**

**Guide Price
£230,000**



Property Info:

- **Approx Square Footage: 1121**
- **Tenure: Freehold**
- **Council Band: A**
- **EPC Rating: D**
- **Mains Connected: Electric, Gas, Water, Sewage**
- **Parking Arrangements: Gated Driveway to the front.**

Accommodation

Entrance Hall 6' 11" x 13' 5" (2.11m x 4.1m)

Dining Room 10' 11" x 10' 3" (3.33m x 3.12m)

Lounge 10' 11" x 15' 0" (3.33m x 4.56m)

Kitchen 6' 11" x 12' 1" (2.12m x 3.68m)

Rear Hall

Guest WC 6' 0" x 2' 9" (1.82m x 0.85m)

Utility Area

First Floor Landing 6' 11" x 8' 6" (2.11m x 2.59m)

Bedroom One 10' 11" x 11' 9" (3.33m x 3.59m)

Bedroom Two 10' 11" x 9' 10" (3.33m x 3m)

Bedroom Three 6' 11" x 10' 7" (2.1m x 3.23m)

Shower Room 6' 11" x 6' 1" (2.1m x 1.86m)





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



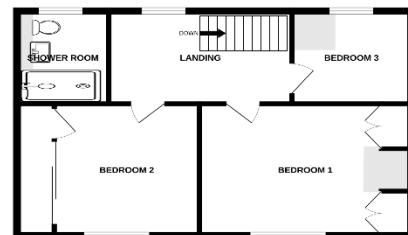
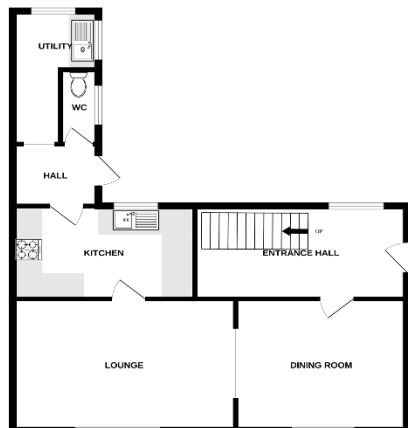
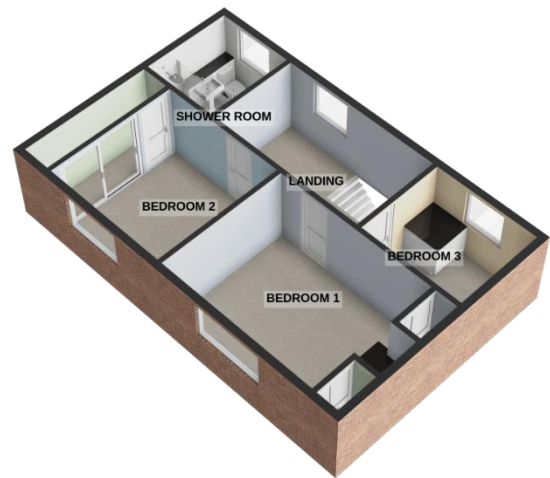
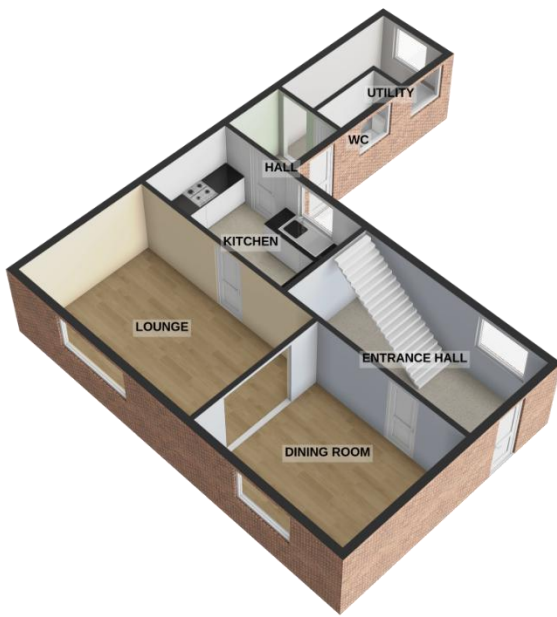
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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Directions

From Middlewich Road leaving Northwich Town Centre, continue along until seeing the Co-op on the left hand side & turn right onto Shipbrook Road. Take the first right onto Brook Lane then turn right again. No. 27 can then be found on the left 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 - A
- Parking Arrangements: Gated Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	64 D
39-54	E		
21-38	F		
1-20	G		

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