



ROYAL FOX

... ultimate estate agency

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- **Modern Style Semi Detached**
- **3 Bedrooms**
- **No Chain**
- **Kitchen/Diner**
- **Driveway Parking**
- **Cul-De-Sac**
- **Popular Family Location**
- **Close to Schools & Amenities**
- **Walking Distance to Town Centre**



MODERN STYLE SEMI DETACHED - 3 BEDROOMS - POPULAR LOCATION - IDEAL FIRST PURCHASE / YOUNG FAMILY HOME ... Royal Fox Estates are pleased to offer **WITH NO CHAIN**, this semi-detached home offering ideal young family accommodation, situated within a popular residential area in Winnington. Cloverdale is a quiet Cul-De-Sac located in the Firdale Park development & offers close proximity to local schools, shops, doctors & leisure complex.

ACCOMMODATION: The home comprises of .. To the ground floor: Entrance porch, spacious lounge & fitted kitchen. To the first floor are three bedrooms (two double & one single) with the principle bedroom benefitting from fitted robes, & a modern combined bathroom/WC.

OUTSIDE: The property benefits from a drive/parking space to the front with further parking spaces adjacent for residents to take advantage of. At the rear is an enclosed garden laid to lawn with patio area.

LOCATION: Firdale Park is a family orientated development, concepted approx. 1980's ideal for young families being close to local primary/secondary schools, as well as Firdale medical centre & Moss Farm leisure complex located within walking distance. Greenbank and Hartford train stations are both within easy reach and good access is afforded to the A556 & onto nearby M6 & M56 motorway networks.



**25 Cloverdale
Winnington Northwich**

**Offers In Excess Of
£175,000**



Property Info:

- **Tenure – Freehold**
- **EPC Rating - D**
- **Council Band - B**
- **Main Connected: Electric, Gas, Water, Sewage**
- **Parking Arrangements: Driveway**

Accommodation

Entrance Porch

Lounge 14' 9" x 14' 3" (4.5m x 4.35m)

Kitchen/Diner 8' 10" x 14' 3" (2.7m x 4.35m)

Landing 8' 6" x 5' 9" (2.6m x 1.74m)

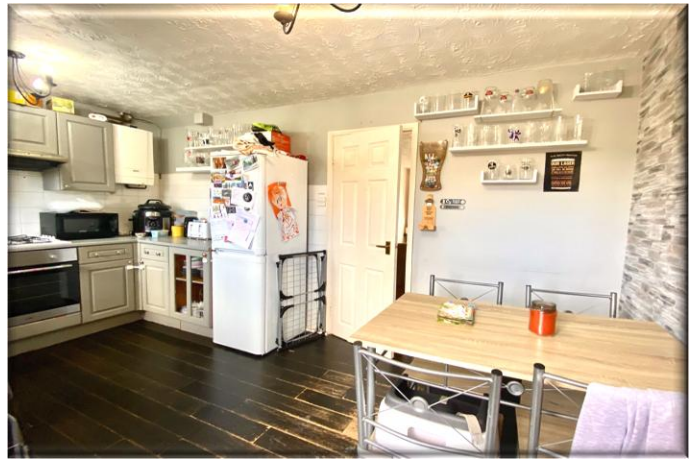
Bedroom One 11' 7" x 8' 3" (3.52m x 2.51m)

Bedroom Two 9' 2" x 8' 3" (2.79m x 2.51m)

Bedroom Three 6' 7" x 5' 9" (2m x 1.74m)

Bathroom/WC 5' 4" x 5' 9" (1.62m x 1.74m)



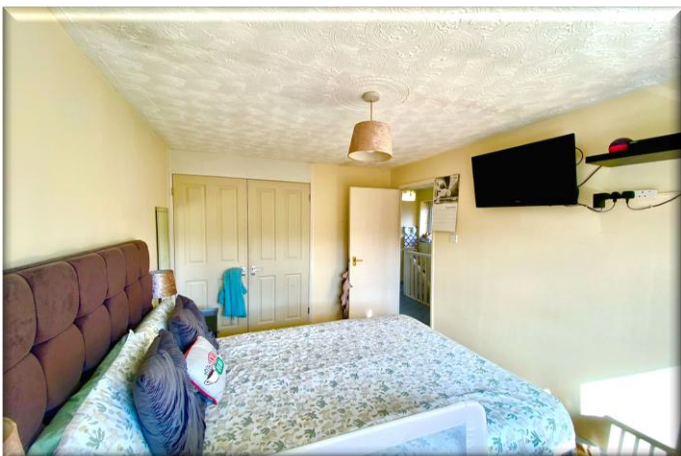


***"Ultimate Estate
Agency....From The Fox"***

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

Tel: 01606 44 0 44

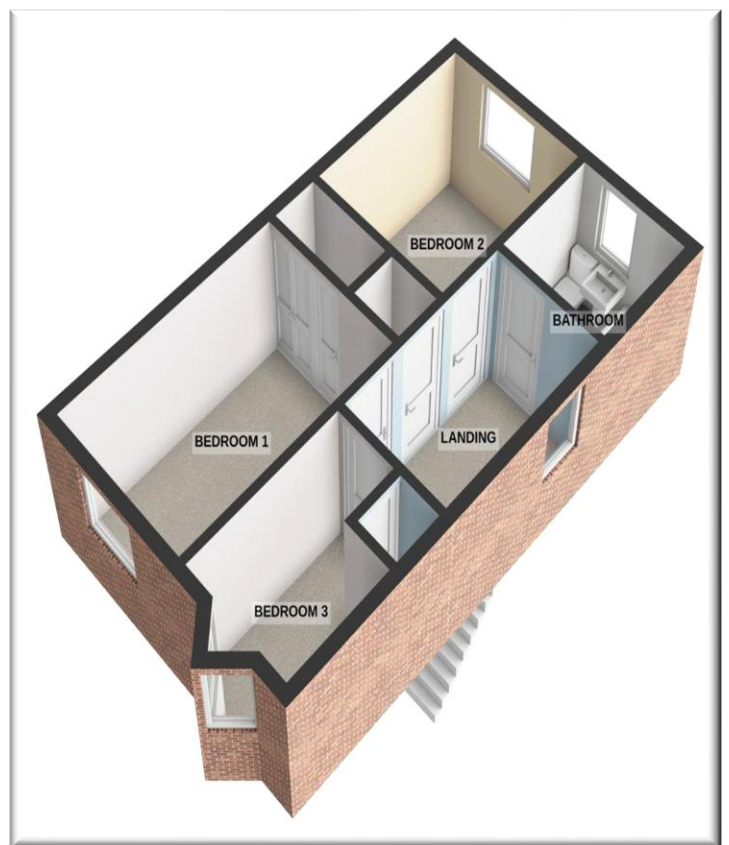
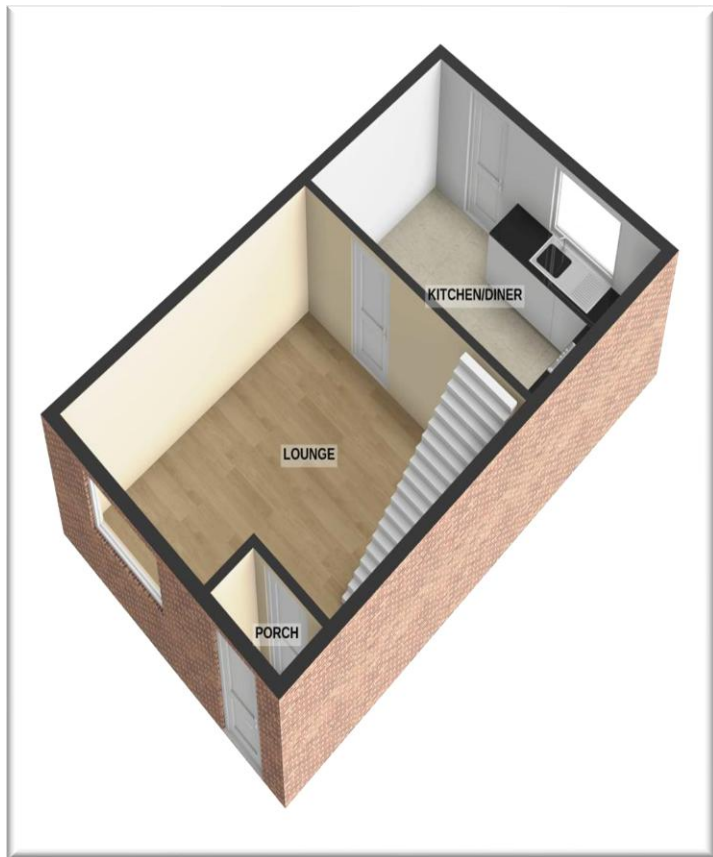
e: info@royalfox.co.uk





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





The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water (Meter) Sewage
- Council Band: B
- Parking Arrangements: Driveway

Directions

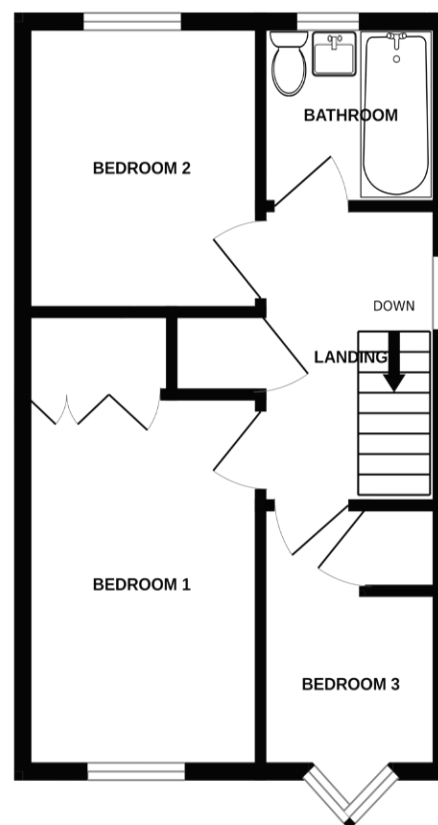
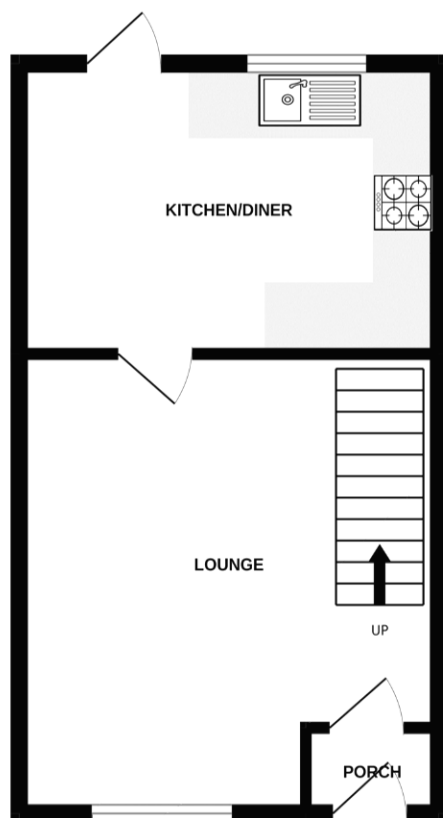
From the one way system leaving Northwich, bear left at the traffic lights to continue onto Castle Street. Continue onto Chester Road. Turn right onto Moss Road then turn left onto Firdale Road. Continue along for approx half a mile then turn right onto Cloverdale. No.25 is located on the left.

***"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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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