



ROYAL FOX

... ultimate estate agency

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- **Attractive Semi Detached**
- **Two Double Bedrooms**
- **Modern Kitchen/Diner & Bathroom**
- **Large Conservatory**
- **Generous Rear Garden (South Westerly Facing)**
- **Driveway Parking**
- **Well Appointed**
- **Popular Family Location**
- **Close to Town Centre**

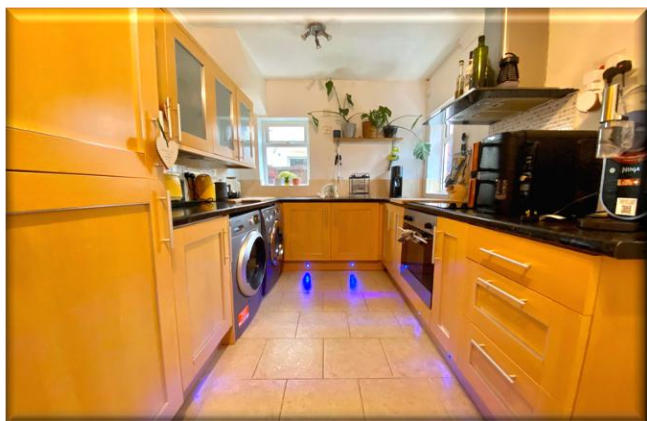


EXCELLENT FIRST TIME PURCHASE OPPURTUNITY! - WELL PRESENTED SEMI DETACHED HOME - TWO DOUBLE BEDROOMS - IMPRESSIVE REAR GARDEN ... Royal Fox Estates are pleased to be able to offer this well appointed & spacious semi detached home situated in the highly popular residential are of Witton Park. The home gives buyers the ability to enjoy straight away with features to allow for modern day living - whilst also enjoying a very good size plot.

ACCOMMODATION: The property comprises of ... To the ground floor: Entrance porch, hall, spacious lounge, open kitchen/diner with **BUILT IN APPLIANCES** & large Victorian Style Conservatory. To the first floor are two double bedrooms & a modern combined bathroom/WC.

OUTSIDE: To the front property is a brick walled forecourt and driveway parking that stretches down the side of the property. At the rear is an impressive and excellent sized rear garden (**SOUTH WESTERLY FACING**) laid to lawn which wraps around the side elevation offering space & privacy.

LOCATION: The home is situated in a Cul-De-Sac location in the highly popular Witton Park area of Northwich just a short walk away from the highly regarded Vickersway/Roker Park, a perfect spot for walks & offering something for everyone with café, crazy golf & tennis courts in a lovely natural surrounding. Also a short walk away is the Town Centre of Northwich with a large range of shops & Amenities. Good access is also afforded to the A556 and onto the M6 & 56 motoway networks.



**11 Binney Road
Northwich**

**Guide Price
£185,000**



Property Info:

- **Approx sq footage: 819 (76.1 sq m)**
- **Tenure: Freehold**
- **Council Band: B**
- **EPC Rating: D**
- **Mains Connected: Electric, Gas, Water, Sewage**
- **Parking Arrangements: Driveway**

Accommodation

Porch 4' 1" x 5' 1" (1.25m x 1.56m)

Hall 4' 8" x 4' 6" (1.43m x 1.36m)

Lounge 12' 1" x 13' 7" (3.69m x 4.14m)

Kitchen/Diner 7' 6" x 17' 0" (2.29m x 5.17m)

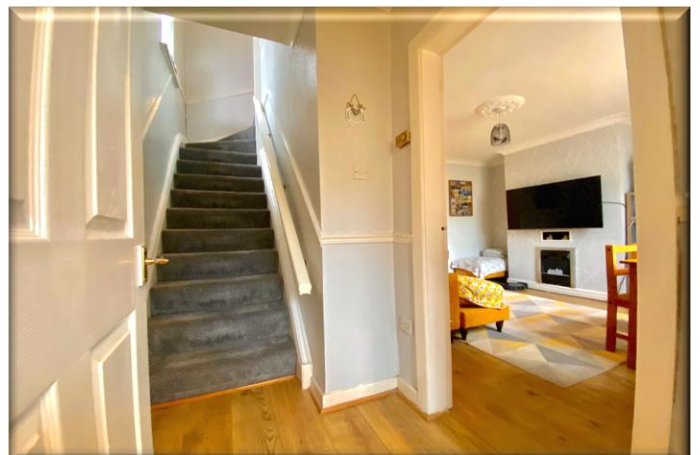
Conservatory 12' 3" x 11' 1" (3.74m x 3.39m)

Landing

Bedroom One 8' 11" x 17' 0" (2.71m x 5.17m)

Bedroom Two 10' 10" x 8' 8" (3.3m x 2.63m)

Bathroom/WC 5' 10" x 6' 0" (1.79m x 1.82m)





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



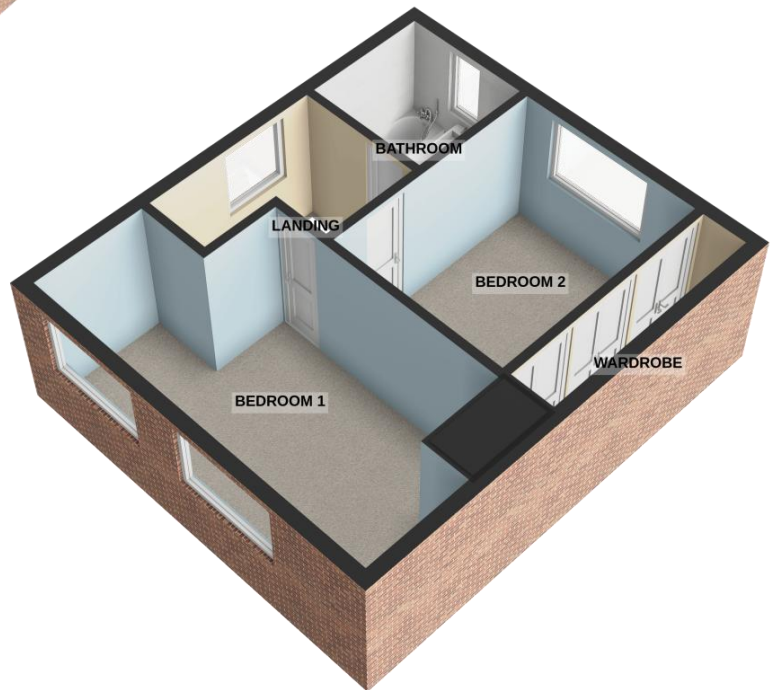
*"Ultimate Estate
Agency....From The Fox"*

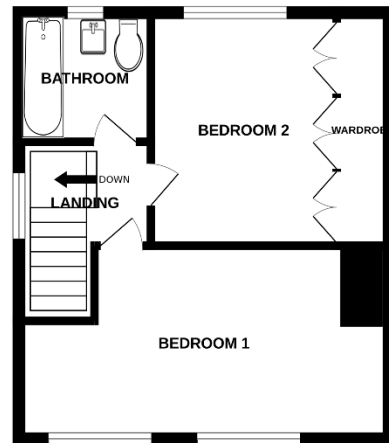
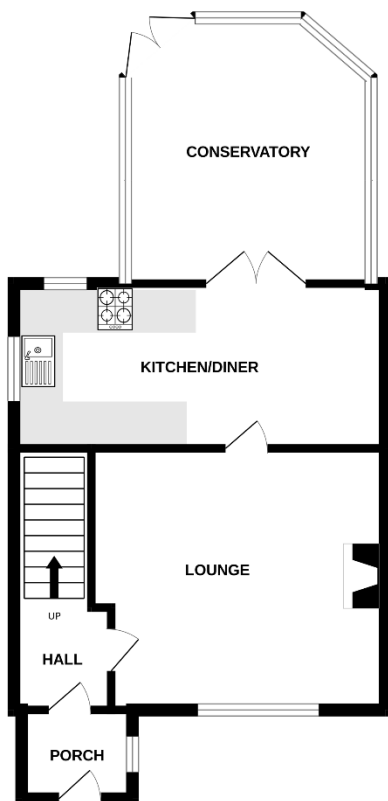
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Leaving Northwich Town centre along Chester Way, turn right onto Kingsway followed by another right onto Victoria Road. At the mini roundabout take the first exit left and over the railway bridge. Continue along onto King George Av. and then turn left onto Binney Road. No. 11 is located 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: B
- Parking Arrangements: Driveway





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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