



ROYAL FOX

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- Attractive Pavement Fronted Mid Terrace
- Two Double Bedrooms
- Open Layout
- Kitchen/Diner
- Allocated Parking
- Generous Enclosed Rear Garden
- UPVC Double Glazed & GFCH
- Excellent Transport Links
- Close to Amenities



ATTRACTIVE TERRACED HOME OF MODERN DESIGN - TWO DOUBLE BEDROOMS - ALLOCATED PARKING - IDEAL FIRST TIME PURCHASE ... Royal Fox Estates are delighted to offer this well laid out mid terrace home benefitting from an open layout & offering ideal first time buyer accommodation. Situated on a quiet Cul-De-Sac road in Middlewich the property is ideally situated close to the canal offering picturesque walks, a short drive to the town center & excellent transport links.

ACCOMMODATION: Comprising of briefly .. To the ground floor: A bright & spacious living room leading onto the Kitchen/Diner with fitted units & rear door to the garden. To the first floor are two double bedrooms & a combined family bathroom W/C with a large airing cupboard.

OUTSIDE: To the front is a lawned garden offering the opportunity if preferred to add a front driveway. (subject to approval for dropped curb) Allocated parking is located to the left (see LR deeds) & at the rear is a generous, enclosed rear garden laid to lawn with patio area.

LOCATION: The home is located on the outskirts of Middlewich Village being a short drive from the town center where a number of local shops & amenities can be found along a number of independent outlets. Also a short drive away is neighboring Sandbach Town with a large selection of shops, supermarkets & national chains. Excellent access is afforded out of Middlewich via Sproston to the M6 motorway putting nearby cities within easy reach.



**6 Eardswick Road
Middlewich**

**Offers in Excess of
£140,000**



Property Info:

Approx Sq footage: 573 (53.2 Sq m)

Tenure: Freehold

Council Band: B

EPC Rating: D

Mains Connected: Electric, Gas, Water, Sewage

Parking Arrangements: Allocated Parking

Accommodation

Lounge 15' 8" x 12' 3" (4.78m x 3.74m)

Kitchen/Diner 9' 1" x 12' 3" (2.77m x 3.74m)

Landing

Bedroom One 9' 1" x 12' 3" (2.78m x 3.74m)

Bedroom Two 7' 0" x 12' 3" (2.13m x 3.74m)

Bathroom/WC 4' 10" x 9' 0" (1.47m x 2.74m)





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



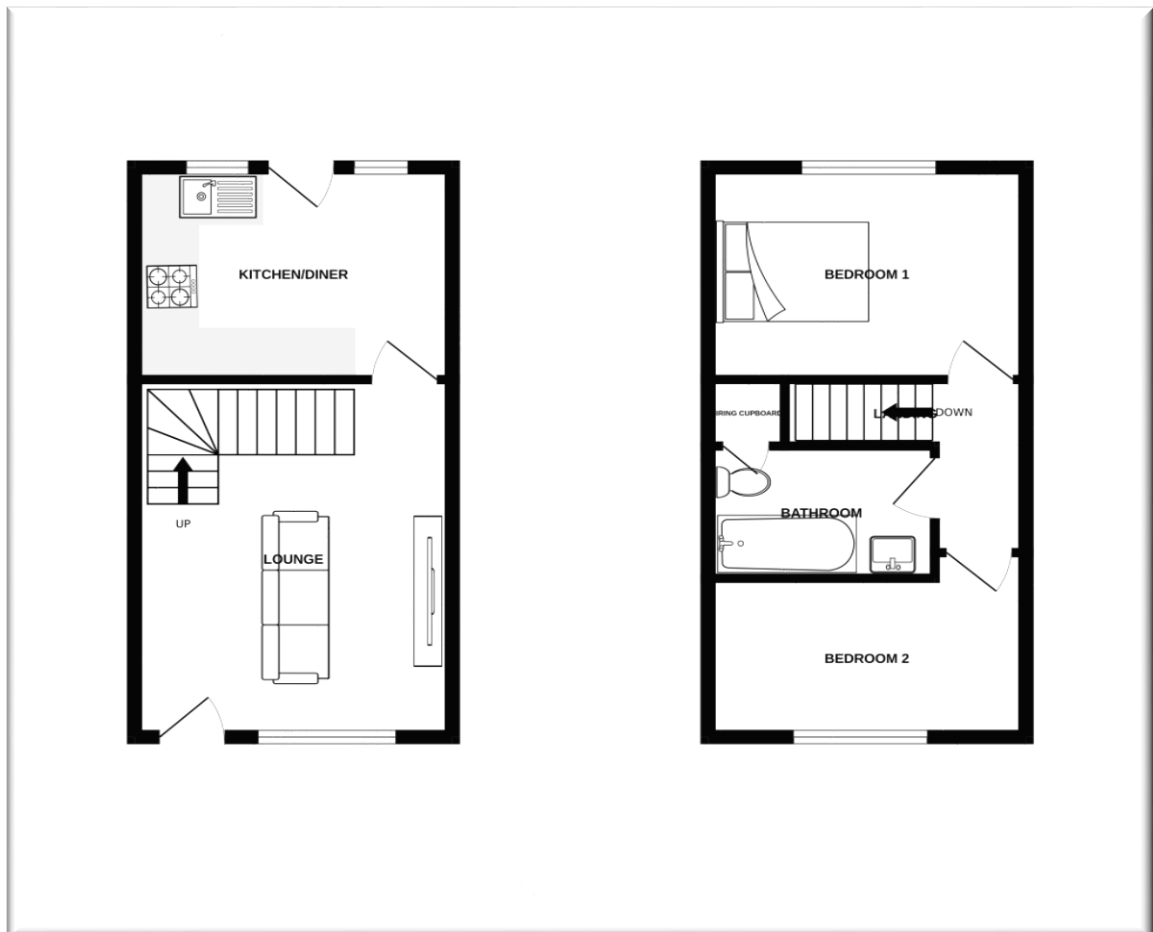
***"Ultimate Estate
Agency....From The Fox"***

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

Tel: 01606 44 0 44

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Directions

Follow the A553 Leaving Middlewich towards Sandbach, turn left onto Long lane then right onto Warmingham lane. Continue along and turn right onto Chadwick road after passing the Tesco Express. Turn left onto Eardswick Road and No. 6 is located 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: B
 - Parking Arrangements: On Street/Car Park
-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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.