



ROYAL FOX

... ultimate estate agency

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- Pavement Fronted Terraced
- Two Double Bedrooms
- Three Reception Rooms
- Ideal Investor Property

- Gas Central Heating
- Double Glazed
- Great Starter Home
- Requires Some Updating



**73 Victoria Road
Northwich**

Guide Price
£135,000

ATTENTION FIRST TIME BUYERS & INVESTORS!!!..... SPACIOUS ACCOMMODATION - THREE RECEPTION ROOMS - NO CHAIN

Royal Fox Estates are very pleased to offer to the open market this spacious pavement fronted mid terraced house that provides two double bedroom accommodation. The property benefits from gas fired central heating, double glazed windows and comprises briefly: reception hallway, lounge, separate dining room, morning/breakfast room, fitted kitchen, two first floor double bedrooms and a modern combined four piece bathroom suite finished in white incorporating a corner walk in shower cubicle and free standing bath. Outside the property is pavement fronted with street parking, to the rear is a walled yard with flower beds. Good access to local amenities including, Tesco Superstore, Northwich railway station, local shops, schools and public transport links. Internal viewings come highly recommended.

Property Information

- Approx. sq ft. 756
- Leasehold - 999 Years From - 26/02/1891 Ground Rent - £1.66 pa Ground Rent
- Council Band - A
- EPC Rating - D
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - On Street

The Fox's Insight

- Tenure - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - A
- Parking Arrangements - On Street

Directions

From Northwich leave along Chester Way towards Northwich railway station. At the roundabout turn right onto Station Road. At the traffic lights turn right into Victoria Road and number 73 is located on the left hand side denoted by our distinctive Royal Fox For Sale Board.

“Detailed property particulars, packed with photographs, descriptions and insight...”





Accommodation

Reception Hallway 14' 10" x 3' 2" (4.52m x 0.96m)

Lounge 11' 11" x 10' 10" (3.62m x 3.31m)

Dining Room 13' 1" x 11' 4" (3.98m x 3.45m)

Morning/Breakfast Room 12' 5" x 8' 1" (3.78m x 2.47m)

Kitchen 10' 6" x 8' 1" (3.2m x 2.47m)

First Floor Landing 13' 1" x 5' 7" (4.0m x 1.69m)

Bedroom One 11' 11" x 14' 9" (3.63m x 4.50m)

Bedroom Two 13' 1" x 8' 11" (3.98m x 2.71m)

Bathroom/WC 10' 9" x 8' 1" (3.28m x 2.46m)





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

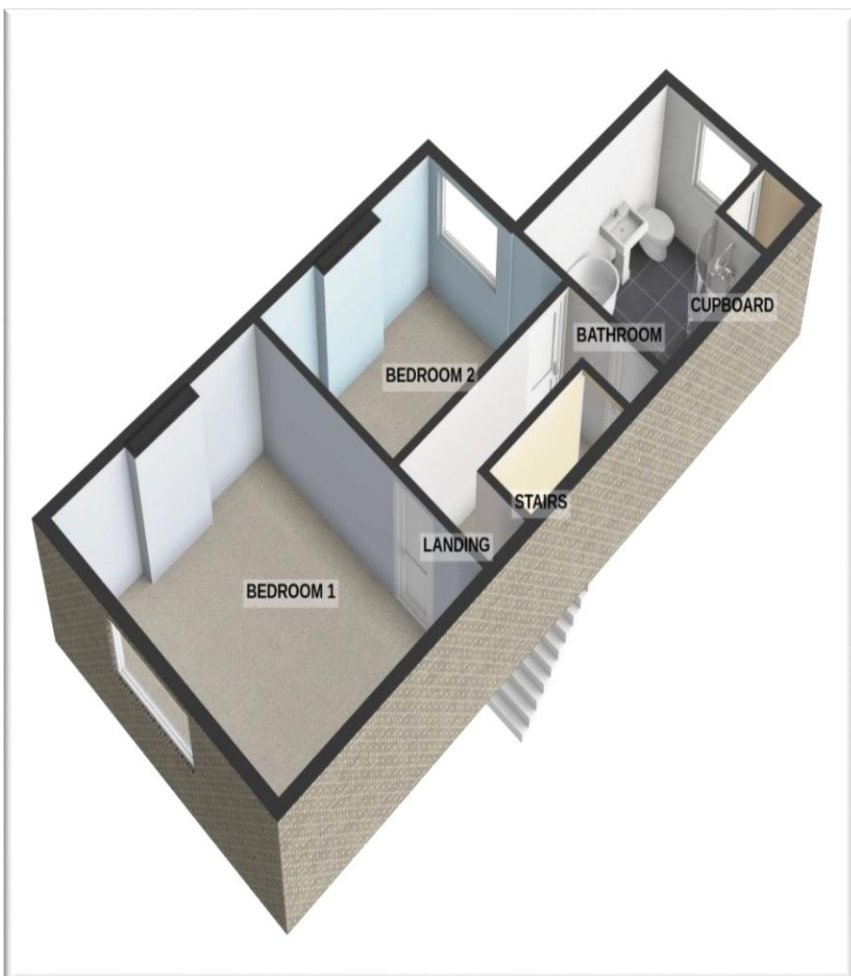
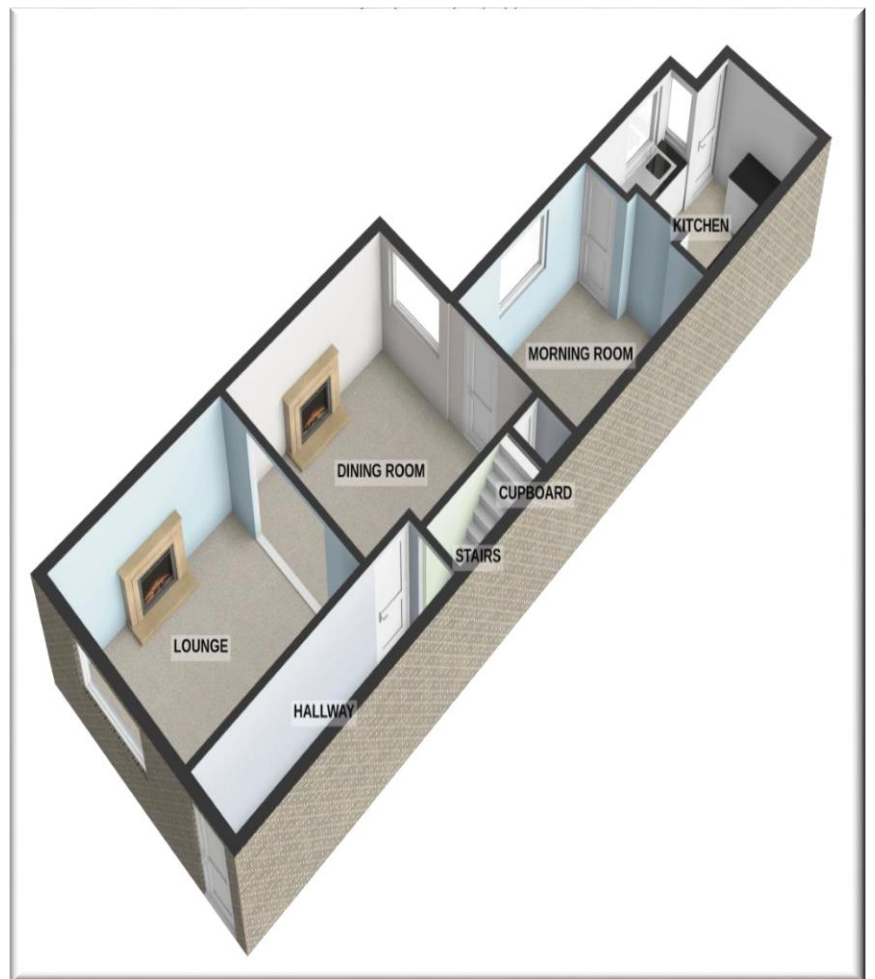


*"Ultimate Estate
Agency....From The Fox"*

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***"Professional, friendly service...
...with a smile"***





***“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		
69-80	C		79 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.