



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- Modern Inner Mews
- Three Bedrooms
- Sought After Location
- No Onward Chain
- Driveway Parking
- Private Rear Garden
- Gas Central Heating
- Guest WC
- UPVC Double Glazed



MODERN MID MEWS - THREE BEDROOMS - NO ONWARD CHAIN - POPULAR LOCATION - DRIVEWAY & GARDENS - IDEAL STARTER HOME.....

Royal Fox Estates are very pleased to offer to the open market this modern inner mews property that features gas fired central heating, Upvc double glazed windows, private rear garden and driveway parking.

ACCOMMODATION - The property comprises briefly: entrance hall, guest WC, spacious lounge, fitted dining kitchen with French style windows allowing access to the rear garden and built in appliances. To the first floor are three bedrooms and a combined family bathroom/WC

OUTSIDE - To the front is a open garden area with pathway and driveway parking. To the rear is a private enclosed garden.

LOCATION - The property affords good access to the market town of Northwich where many amenities and services can be found to include the new 'Barons Quay' development and Odeon multi-screen cinema complex. Winnington affords excellent access to Marbury Country Park & Moss Farm for leisure activities and the A49 which gives onward links to the A556 Chester Road and M56 motorway.



**36 Burnside Way
Winnington Northwich**

Offers in the Region Of

£189,950



Property Information.

- *Approx. Sq ft - 725 - Sq m - 67.4*
- *Leasehold - 999 Years – 2001*
- *Ground Rent - £100 PA*
- *Council Tax Band – C*
- *EPC Rating - C*
- *Services Connected - mains - Gas - Electric - Water (Meter) - Sewer*
- *Parking - Driveway*

Accommodation

Entrance Hall 6' 7" x 3' 1" (2.00m x 0.94m)

Guest WC 6' 7" x 2' 11" (2.00m x 0.88m)

Lounge 15' 8" x 14' 6" (4.78m x 4.42m)

Dining Kitchen 8' 4" x 14' 6" (2.53m x 4.42m)

First Floor Landing 7' 11" x 5' 10" (2.42m x 1.79m)

Bedroom One 13' 3" x 8' 6" (4.05m x 2.58m)

Bedroom Two 10' 9" x 8' 2" (3.28m x 2.49m)

Bedroom Three 10' 3" x 5' 11" (3.13m x 1.80m)
reducing in length to 2.19 m

Family Bathroom/WC 5' 7" x 6' 1" (1.69m x 1.86m)





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



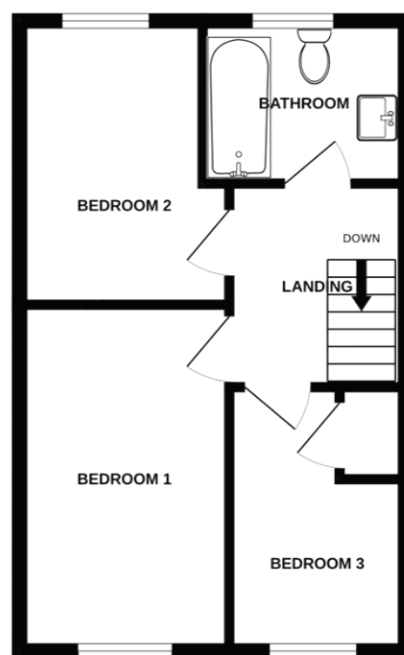
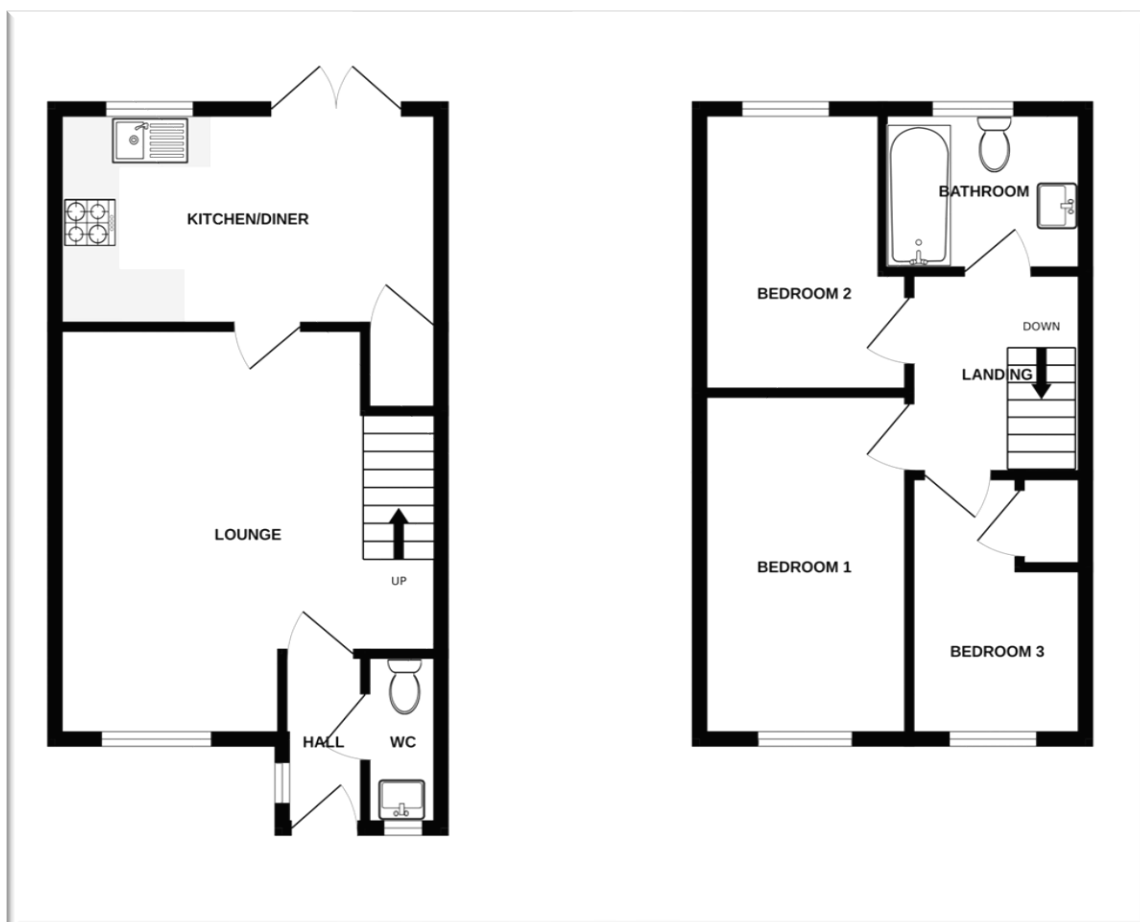
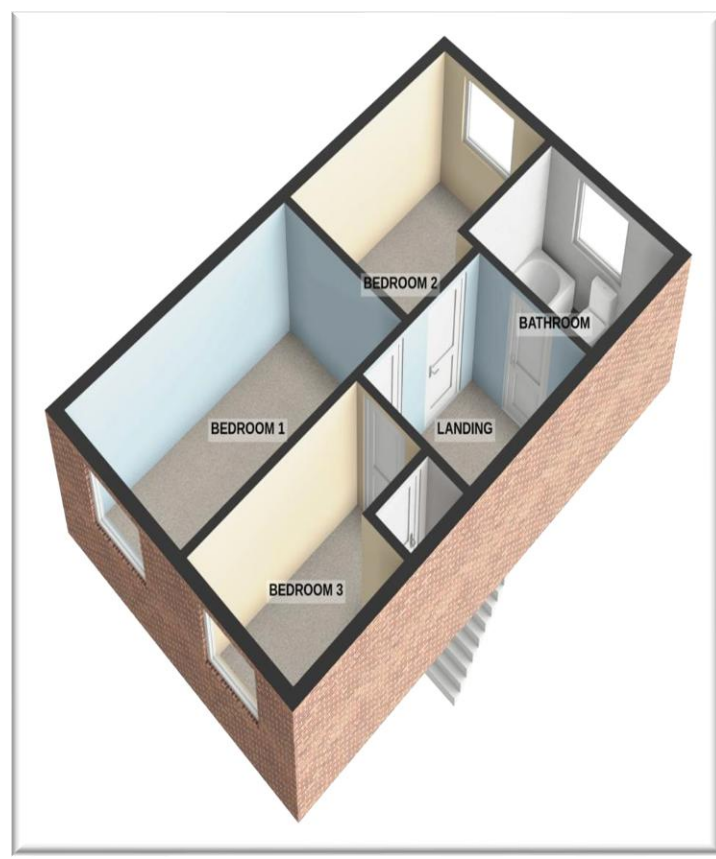
*"Ultimate Estate
Agency....From The Fox"*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along the one way system towards Hartford. Cross over the bridge and at the traffic lights turn right as going back towards Northwich centre. At the junction turn left into Winnington Lane and proceed up the hill. Pass the petrol station on your right hand side, carry on a little further and at the traffic lights proceed straight on turning left into Burnside Way number 36 is located off to the right, identified by our distinctive For Sale Board.

***“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 - Leasehold - (999 yrs - 2001)
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter) Main Sewer
- Council Tax Banding - C
- Parking Arrangements - Driveway

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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