



ROYAL FOX

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- Large Detached True Bungalow
- Backs Onto River Weaver
- Four Bedrooms
- Potential To Develop The Plot
- 20ft x 40ft Garage
- Oil Central Heating
- UPVC Double Glazed
- Ample Parking
- Landscaped Gardens



EXTREMELY SPACIOUS DETACHED TRUE BUNGALOW - 2500 Sq ft - FOUR BEDROOMS - PRIVATE MOORINGS - BACKS ONTO THE RIVER WEAVER - LARGE GARAGE - POTENTIAL TO DEVELOP - RARE OPPORTUNITY - BUILT CIRCA 1980..... Royal Fox Estates are extremely pleased to bring to the open market this detached true bungalow that provides spacious accommodation. The property provides a wealth of opportunity to add real value by adding to the existing layout or creating an additional property/granny flat, subject to all necessary planning applications. Features include Oil fired central heating, Upvc double glazed windows, septic tank and private moorings.

ACCOMMODATION - Comprising briefly: covered storm porch, reception hallway, living room, large open plan family kitchen with built in appliances, utility/boiler room, four bedrooms, en-suite and additional family bathroom/shower room. The property also boasts a 20ft x 40ft garage with electronic roller shutter door and four sets of sliding patio doors. (This space was formerly a covered swimming pool)

OUTSIDE - The property sits on the river Weaver with private mooring easy maintained gardens with decked and gravel areas, two driveways provide ample off street parking.

LOCATION - Weaverham village is surrounded by beautiful Cheshire countryside and many outdoor leisure activities are literally on the doorstep to include Delamere Forest, Go Ape & Marbury Park. The property is well located being only a short distance from the village centre, where a good range of shops and local services can be found. Highly rated primary and secondary schools are also located within the village. For the commuter, excellent access is afforded to the A49 with onward links to the A556, M56 and M6 motorways.



**24 Sandy Lane
Weaverham Northwich**

**Guide Price
£695,000**



Property Information

- Approx. Sq Ft - 2500
- Freehold
- Council Band - G
- EPC Rating - E
- Services - Mains - Electric - Water - Septic Tank
- Parking - Garage & Driveways

Accommodation

Covered Storm Porch

Reception Hallway

Living Room 15' 8" x 17' 11" (4.77m x 5.47m)

Family Dining Kitchen 24' 7" x 16' 4" (7.50m x 4.97m)
reducing to 3.58 m

Utility/Boiler room 10' 5" x 5' 1" (3.18m x 1.56m)

Bedroom One 16' 8" x 11' 1" (5.07m x 3.38m)

En-Suite 7' 4" x 11' 0" (2.24m x 3.35m)

Bedroom Two 10' 3" x 11' 9" (3.12m x 3.57m)

Bedroom Three 10' 5" x 10' 6" (3.18m x 3.20m)

Bedroom Four 10' 3" x 10' 6" (3.12m x 3.21m)

Family Bathroom/WC 10' 3" x 11' 9" (3.13m x 3.57m)

Attached Garage 24' 7" x 40' 3" (7.50m x 12.27m)





***"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

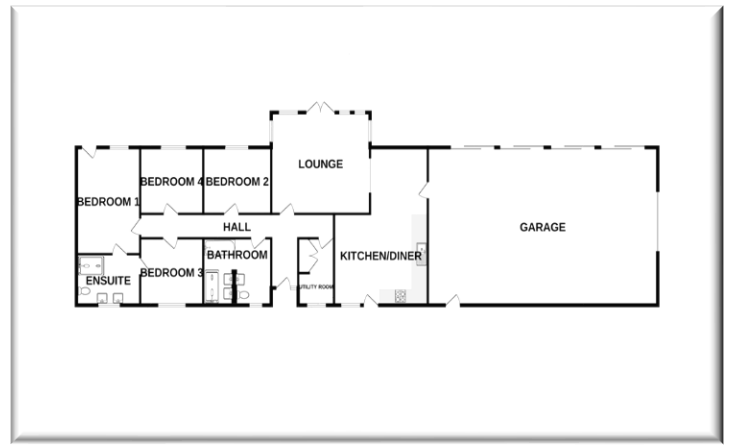
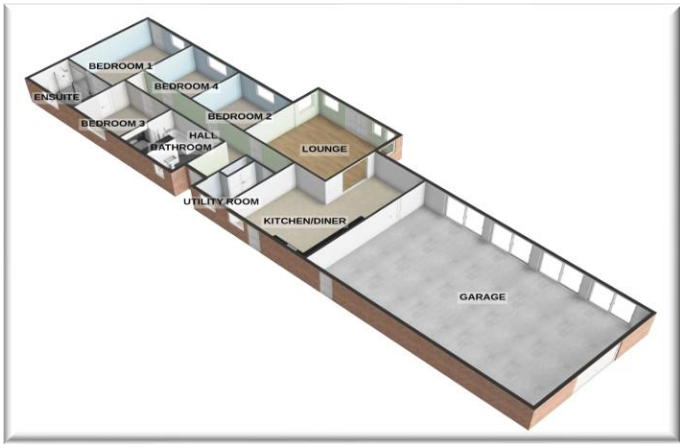
Proceed out of Northwich on the A559 Chester Road towards Hartford. At the Greenbank Hotel bear right onto Beech Road towards Weaverham. At the mini roundabout proceed straight on into Northwich Road passing through the village centre and shopping precinct. The road narrows after the petrol station this becomes High Street. At the T junction with The Hanging Gate Public House turn right onto Sandy Lane, follow the road down the hill towards the A49 and number 24 is located on the right hand side, denoted 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 - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Electric, Water , Septic Tank
- Council Tax Banding - G
- Parking Arrangements - Garage & Driveway





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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