



ROYAL FOX

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- **Stunning Mid Terrace**
- **Walk in & Enjoy!**
- **3 Bedrooms**
- **3 Reception Rooms**
- **Private Rear Parking**
- **Guest WC**
- **Downstairs Office/Study**
- **Wood Burner**
- **Excellent Schools/Colleges Nearby**



STUNNING MID TERRACE - DECEPTIVELY SPACIOUS ACCOMMODATION - IMMACULETLY PRESENTED - A PERFECT FIRST / YOUNG FAMILY BUY ! ... Royal Fox Estates are pleased to offer this exceptionally well appointed & very spacious family home that really can be enjoyed from day one! Offering all the perks and features of modern day living whilst also giving great space & versatile accommodation. No.14 Old Hall Road is situated in Leftwich village offering numerous advantages with proximity to excellent schools & the town center, as well as the major A roads & motorways.

ACCOMMODATION: The property comprises of ... To the ground floor: Entrance porch, spacious hallway off which is the lounge featuring French Doors & WOOD BURNER. Straight on leads to the dining room opening into the modern fitted kitchen with BUILT IN APPLIANCES (INC. DISHWASHER.) From there is a rear hallway leading to a Guest WC & an extra reception room offering versatility (currently used as home office/study) To the first floor are three bedrooms & a modern combined family bathroom/WC.

OUTSIDE: To the front is a walled garden and pathway leading to the front door. The rear of the property boasts A PRIVATE GATED DRIVEWAY & generous lawned gardens with a stone chip patio area for relaxation.

LOCATION: Leftwich offers a range of shops & amenities within the village itself whilst being within walking distance or a 5 minute drive into Northwich Town Centre where there is a large range of supermarkets, independent outlets & national chains, as well as multi screen Odeon Cinema. The village has both a primary school & high school both a short walk from the property & local 6th form college in the neighboring parish of Kingsmead. Easy access is afforded to the A556 and onto the major motorway networks.



**14 Old hall Road
Northwich**

**Asking Price
£230,000**



Property Info:

- Approx Sq Footage: 1016 (97.8 Sq m)
- Tenure: Freehold
- Council Band: B
- EPC Rating: C
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Private Rear Driveway

Accommodation

Entrance Porch 3' 8" x 6' 6" (1.12m x 1.98m)

Hallway 6' 2" x 15' 1" (1.87m x 4.59m)

Lounge 10' 10" x 15' 1" (3.29m x 4.59m)

Dining Room 8' 9" x 12' 2" (2.66m x 3.72m)

Kitchen 8' 2" x 10' 11" (2.48m x 3.32m)

Rear Hall

Guest WC 4' 6" x 2' 7" (1.38m x 0.78m)

Downstairs Study / Office / Family Room 9' 5" x 9' 8" (2.88m x 2.95m)

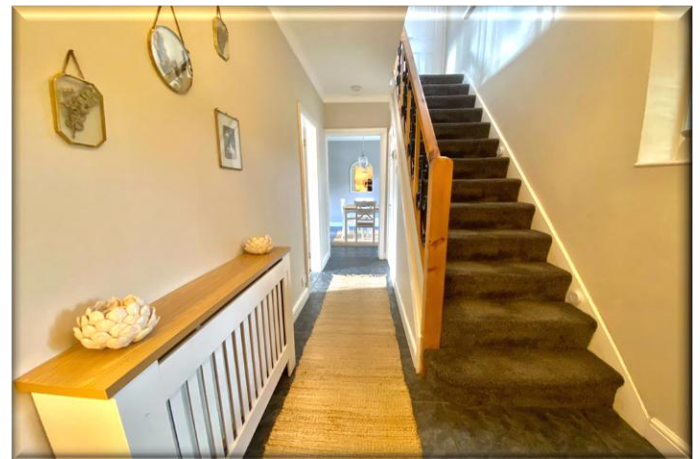
Landing 6' 8" x 11' 7" (2.03m x 3.54m)

Bedroom One 10' 2" x 10' 7" (3.11m x 3.23m)
Width to fitted wardrobes

Bedroom Two 10' 2" x 15' 3" (3.11m x 4.66m)

Bedroom Three 8' 6" x 8' 4" (2.6m x 2.55m)

Bathroom/WC 6' 6" x 7' 4" (1.99m x 2.23m)





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

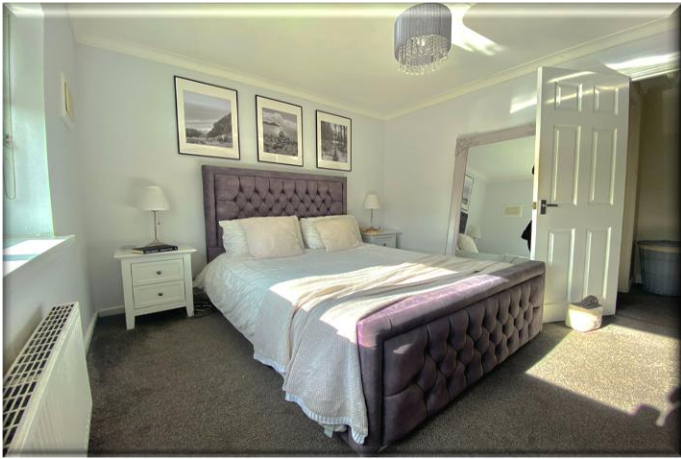
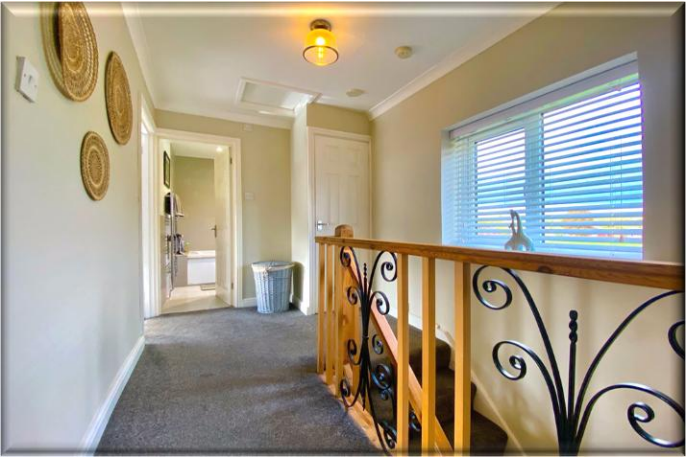


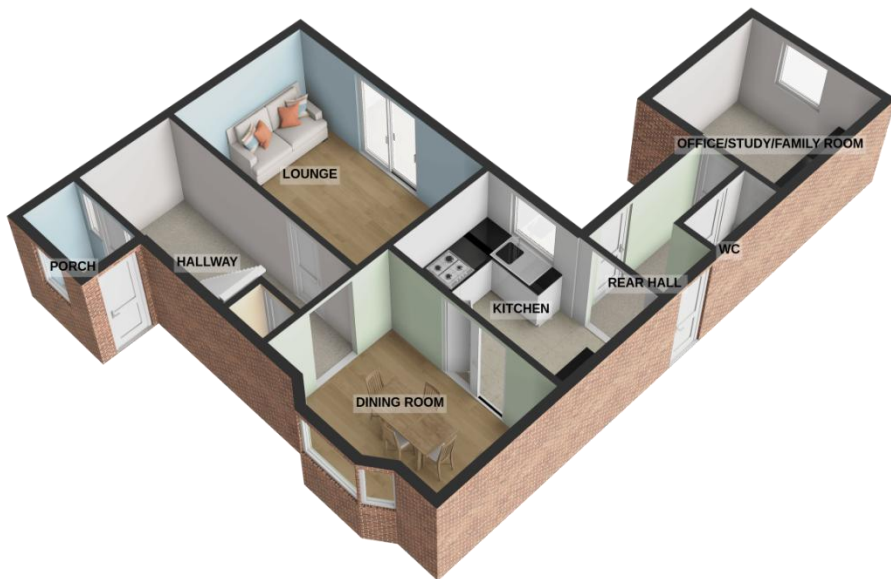
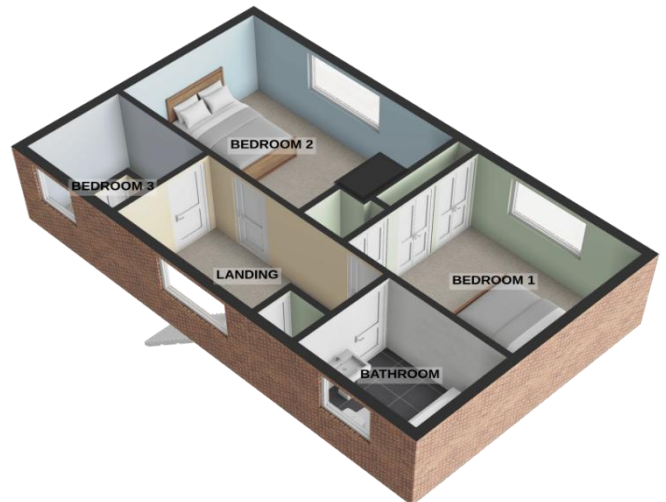
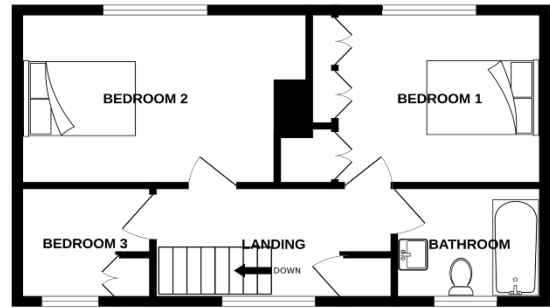
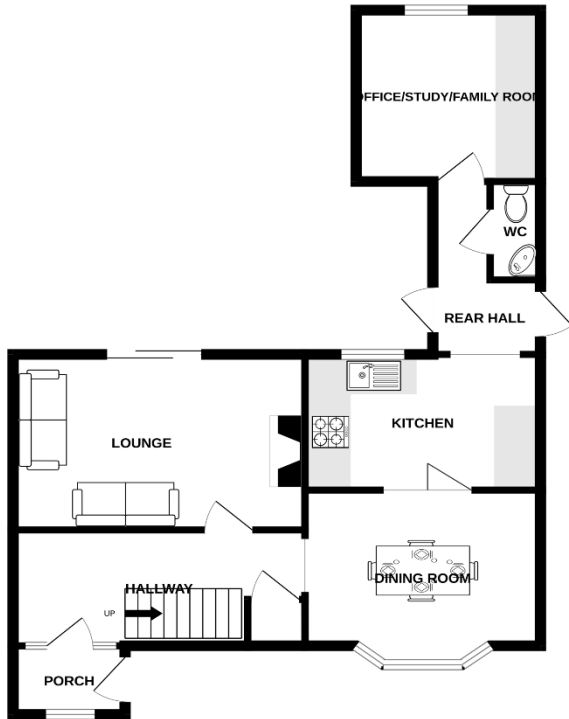
***"Ultimate Estate
Agency....From The Fox"***

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

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e: info@royalfox.co.uk







Directions

Continue along London Road leaving Northwich. At the traffic lights bear left to stay on London Road and continue up the hill. On reaching the top take the second left turn onto Old Hall Road. No.14 can be found 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: Rear Driveway





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

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