



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- **CWAC Affordable Home**
- **Discounted Market Sale (100% Ownership)**
- **Modern Semi Detached**
- **3 Bedrooms**
- **Upgraded Fitted Kitchen**
- **Media Wall**
- **South Westerly Facing Garden**
- **Driveway Parking**
- **Popular Family Development**



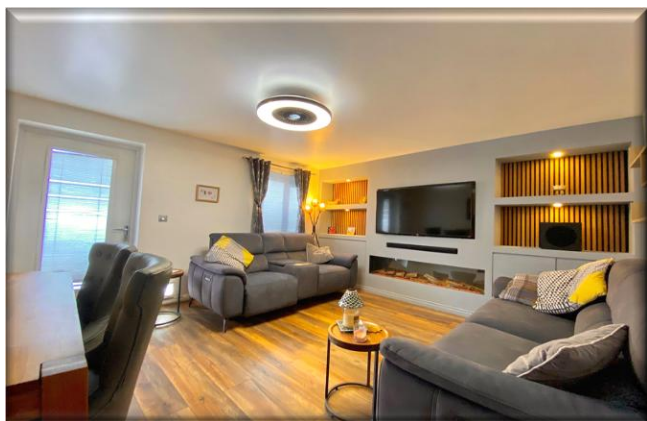
CWAC AFFORDABLE HOME - MODERN SEMI DETACHED - 3 BEDROOMS - EXCELLENT FIRST TIME / YOUNG FAMILY PURCHASE

... Royal Fox Estates are pleased to offer this spacious and well presented FREEHOLD family home situated on the popular Eden Grange development in Cuddington. Offering ideal young/growing family accommodation. The home has been well cared for and improved over the recent years by the current owners & can be enjoyed straight away.

ACCOMMODATION: No.5 St James's Court comprises of ... To the ground floor: Entrance hall, Guest WC, upgraded kitchen with BUILT IN APPLIANCES, spacious rear lounge with MEDIA WALL and French doors leading to the garden. To the first floor are three bedrooms & a modern family bathroom.

OUTSIDE: The home benefits from driveway parking to the front that stretches down the side elevation to allow parking for multiple vehicles. To the rear is a GENEROUS SOUTH WESTERLY FACING GARDEN, laid to lawn with patio area and timber decking spot.

LOCATION: Situated within a highly regarded and modern residential development, excellent access is afforded to the A49/A556 and Cuddington railway station on the Mid Cheshire Line is within walking distance with links to Manchester Piccadilly.



**5 St. James Court
Cuddington Northwich**

**Asking Price
£185,300**



PLEASE NOTE APPLICANTS WILL NEED TO SATISFY LOCAL CONNECTION CRITERIA TO SUCCESSFULLY APPLY TO PURCHASE (DETAILS AS FOLLOWS)

Apply here -

www.cheshirewestandchester.gov.uk/residents/housing/accessing-affordable-housing/make-an-application

A) First 4 weeks of marketing - Resident in the Ward (Weaver & Cuddington.) for 12 months immediately preceding the date of application, or resided in the Ward for at least 5 years, or who have a Strong Local Connection with the Ward.

B) After 4 weeks resident in any of the Adjoining Wards (Kingsley, Marbury, Tarvin & Kelsall, Winsford Over & Verdin, Hartford & Greenbank, Winnington & Castle.) for the 12 months immediately preceding the date of application, resided in for 5 years or Strong Local Connection

C) After 6 weeks; resident in the Borough for the 12 months preceding the date of application, resided in for 5 years, or Strong Local Connection

D) (After 8 weeks) No local connection required

Accommodation

Entrance Hall 16' 11" x 4' 11" (5.16m x 1.50m)

Kitchen 11' 1" x 8' 5" (3.38m x 2.56m)

Guest WC 4' 8" x 6' 2" (1.41m x 1.88m)

Lounge/Diner 15' 5" x 12' 10" (4.7m x 3.92m)

Landing

Bedroom One 16' 0" x 15' 5" (4.87m x 4.7m)

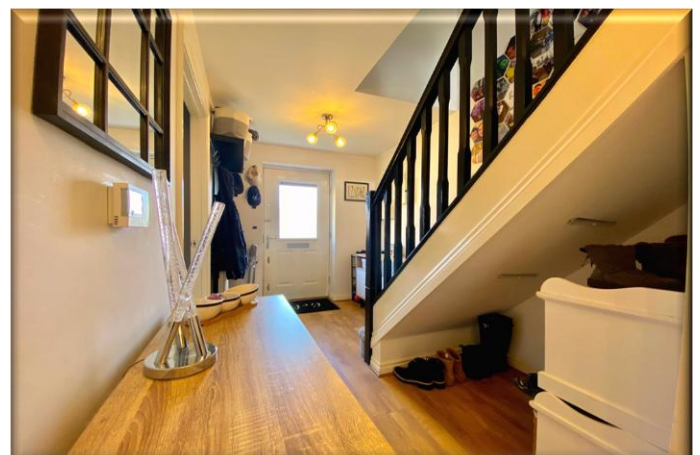
Bedroom Two 11' 5" x 10' 1" (3.47m x 3.08m)

Bedroom Three 11' 5" x 6' 4" (3.47m x 1.94m)

Bathroom/WC 7' 0" x 6' 6" (2.13m x 1.97m)

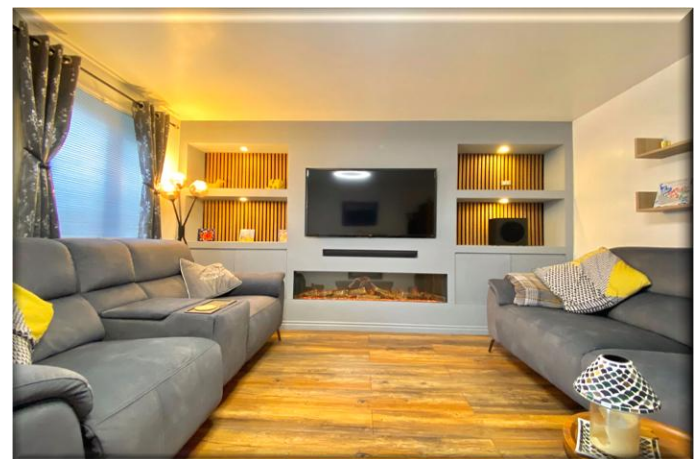
Property info:

- Tenure: Freehold
- Council Band: B
- EPC Rating: B
- Service Charge: ... £336 PA (For 2025)
- Mains Connected: Electric, Gas, Water, (Meter)
- Sewage Parking Arrangements: Driveway





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

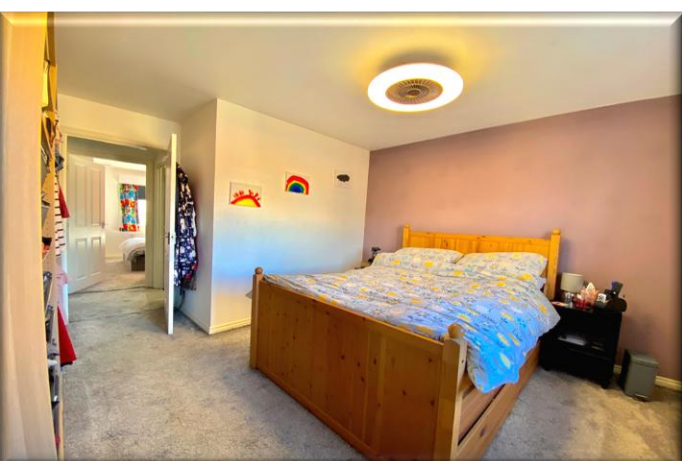


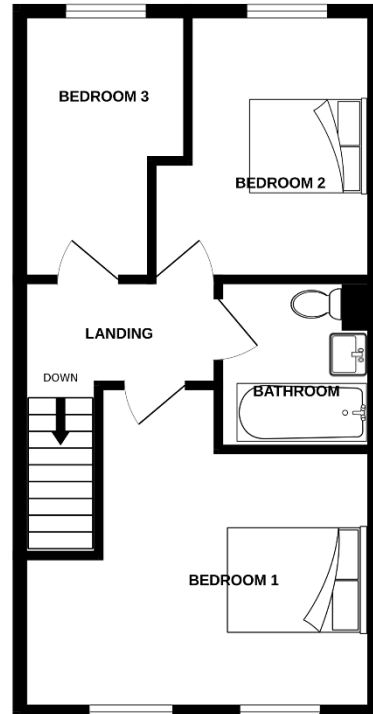
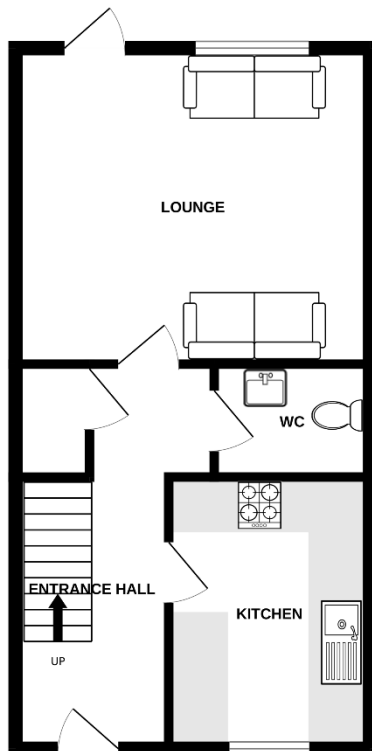
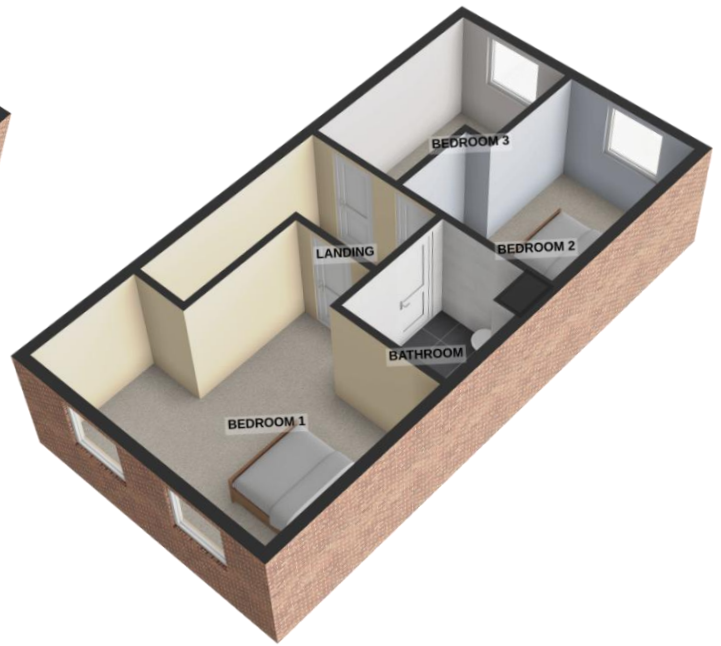
*"Ultimate Estate
Agency....From The Fox"*

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 London Road in the direction of Kingsmead and proceed to the A556 Chester Road. At the roundabout turn right onto the A556 in the direction of Chester. Pass the turning for Hartford & Weaverham and turn right at Sandiway along Norley Road towards Cuddington. At the junction with the A49 turn right, proceed towards the traffic lights and turn left. Turn right down Britannia Road and take the first left onto St James's Court.

***"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 (Meter) Sewage
- Council Band: B
- Parking Arrangements: Driveway

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

