



ROYAL FOX

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- Large Period Semi
- Three Bedrooms
- Blank Canvas
- Excellent Ground Floor Accommodation
- Open Rear Views
- Two Reception Rooms
- Spacious, Versatile Kitchen
- Close to Town Centre
- Popular Location



LARGE SEMI-DETACHED PERIOD HOME - 3 BEDROOMS - EXCELLENT DOWNSTAIRS SPACE - OPEN REAR ASPECT ... Royal Fox Estates are pleased to offer with NO ONWARD CHAIN this great sized semi-detached home that offers buyers a blank canvas to make their own. Situated on a quiet no through road the home offers excellent internal space & a large versatile kitchen that gives lots of scope to reconfigure, further extend and/or add functional rooms/space.

ACCOMMODATION: The property comprises of ... A spacious ground floor layout consisting of: Entrance Hall, lounge, dining room, large versatile kitchen measuring almost 10m long with French doors leading to the rear garden. To the first floor are three bedrooms (two double & a single) as well as a combined family bathroom / WC. Also to note is a useful loft room with a skylight.

OUTSIDE: The property is pavement fronted and has a walled forecourt area leading to the front door. At the rear is a generous lawned rear garden with an open rear aspect backing onto fields.

LOCATION: The home is conveniently situated close to local amenities in Winnington with a number of shops and takeaways situated within a short walk. Winnington Village is situated close by with a number of further services & facilities including hairdressers, supermarket, food outlets & nursery to name a few. Northwich Town Centre is within walking distance or a short drive with many national chains & independent outlets as well as Odeon multi screen cinema.

This home makes for an excellent long term first time or young/growing family purchase & viewings come highly recommended!



**34 Northway
Northwich**

**Guide Price
£190,000**



Property Info:

Approx Sq Footage: 1056 (97.8 Sq m)

Tenure: Freehold

Council Band: B

EPC Rating: E

Mains Connected: Electric, Gas, Water, Sewage

Parking Arrangements: On Street

Accommodation

Hall 8' 4" x 5' 0" (2.54m x 1.52m)

Lounge 11' 7" x 10' 11" (3.54m x 3.33m)

Dining Room 12' 3" x 9' 0" (3.73m x 2.74m)

Living Kitchen 31' 7" x 8' 10" (9.63m x 2.69m)

Landing

Bedroom One 11' 6" x 10' 10" (3.5m x 3.29m)

Bedroom Two 11' 2" x 11' 9" (3.4m x 3.59m)

Bedroom Three 5' 7" x 8' 2" (1.71m x 2.5m)

Bathroom/WC 6' 0" x 8' 6" (1.83m x 2.6m)





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



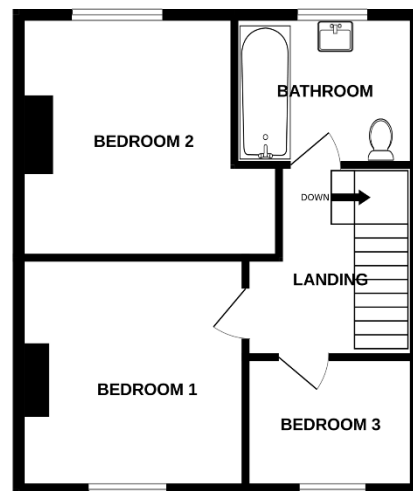
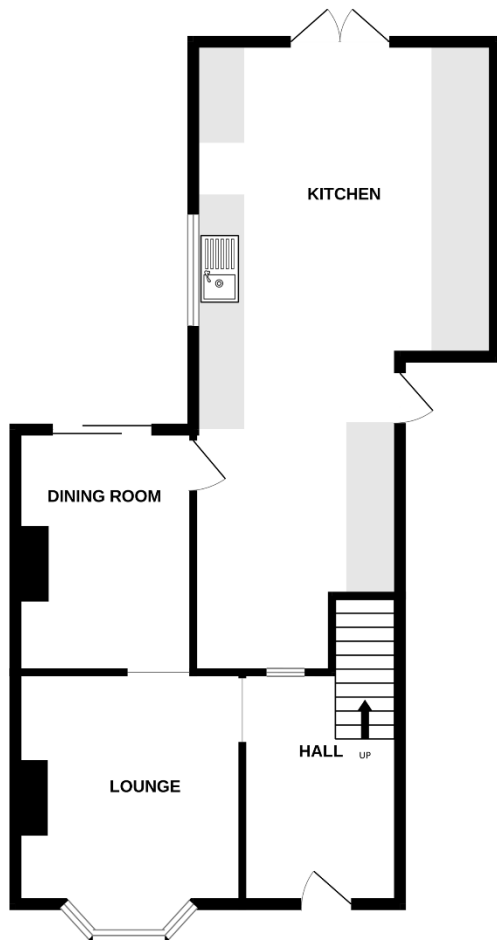
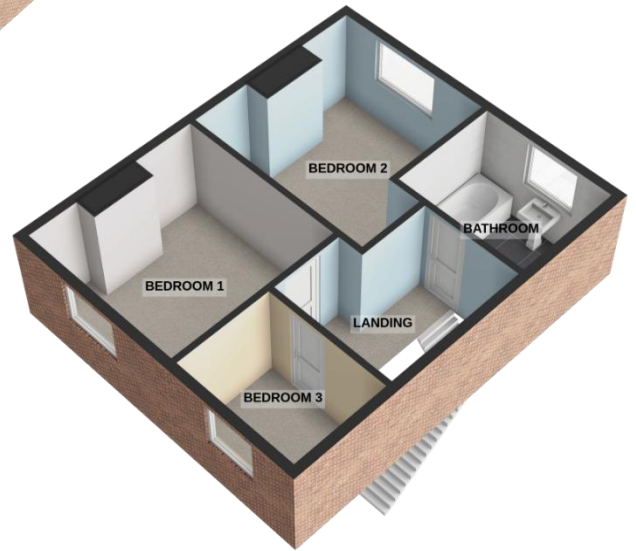
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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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 Northway is located off to the right, number 34 is located 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: On Street



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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