



ROYAL FOX

... ultimate estate agency

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- End Mews Living
- Four Storey Layout
- Two Parking Spaces
- Lounge With Balcony
- Private Rear Garden
- Modern Stylish Kitchen
- Large Master Suite
- GFCH & UPVC D/G
- En-Suite



SIMPLY SUPERB END MEWS - FOUR STOREY ACCOMMODATION - PRIVATE BALCONY - FOUR BEDROOMS - STYLISH KITCHEN - PRIVATE PARKING & REAR GARDEN - LARGE MASTER SUITE.... Royal Fox Estates are so pleased to offer to the open market this most attractive end mews property that provided spacious family accommodation. The property benefits from gas fired central heating (combination system) and Upvc double glazed windows.

ACCOMMODATION - The property comprises briefly: ground floor reception hallway, guest WC, family/dining room, modern well fitted kitchen with BUILT IN APPLIANCES, utility room, 1st floor lounge with PRIVATE BALCONY, bedroom four/study also with a PRIVATE BALCONY and shower room/WC. 2nd floor are two further double bedrooms with a family bathroom/WC. Third floor you will find a dressing/landing area giving access to the large main bedroom suite with fitted robes and en-suite shower room/wc.

OUTSIDE - To the front are two private parking spaces and to the rear is a enclosed fenced garden laid to lawn with patio area.

LOCATION: Situated in the ever popular Winnington Village development, a wide range of local amenities can be found on the property's doorstep, including Co-op store, Takeaway's, Bars, Hairdressers & Nursery to name but a few. Northwich Town Centre is just two miles away or a ten minute car journey with it's large range of shops & services including many national supermarket chains & multi screen Odeon Cinema.



**41 Curzon Avenue
Winnington Village Northwich**

**Offers in Excess of
£315,000**



Property Information.

- Approx Sq Ft - 1398 - Sq Mt - 129.9
- Freehold Service Charge –
- Approx £95.00 per annum.
- Council Band - E
- EPC Rating - B
- Services - Mains - Gas - Electric - Water (Meter) - Sewer

Accommodation

Entrance Hall

Guest WC

Dining/Family Room/Kitchen 28' 4" x 11' 6" (8.63m x 3.50m)

Utility 5' 8" x 5' 1" (1.73m x 1.55m)

First Floor Landing

Lounge 12' 7" x 15' 1" (3.83m x 4.59m)

Study/Bedroom Four 8' 7" x 7' 1" (2.61m x 2.16m)

Shower Room/WC 3' 8" x 8' 3" (1.12m x 2.51m)

Second Floor Landing

Bedroom Two 11' 9" x 8' 8" (3.58m x 2.64m)

Bedroom Three 10' 8" x 8' 7" (3.25m x 2.61m)

Family Bathroom/WC 6' 10" x 5' 7" (2.08m x 1.70m)

Third Floor Landing

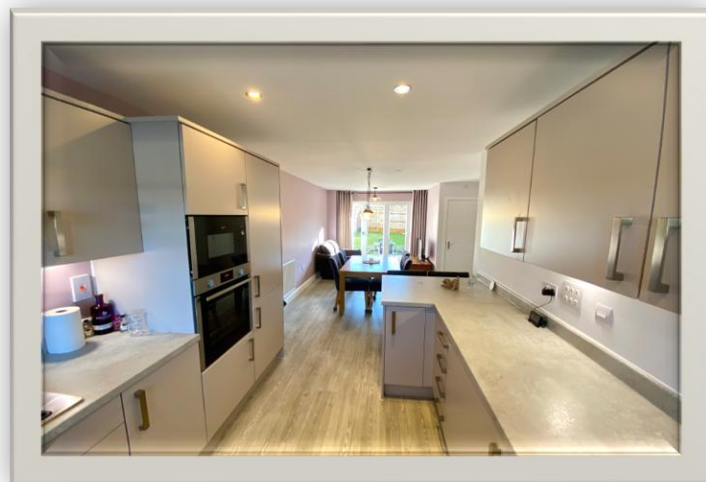
Main Bedroom 13' 8" x 15' 2" (4.16m x 4.62m)

En-Suite 8' 4" x 8' 3" (2.54m x 2.51m)





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

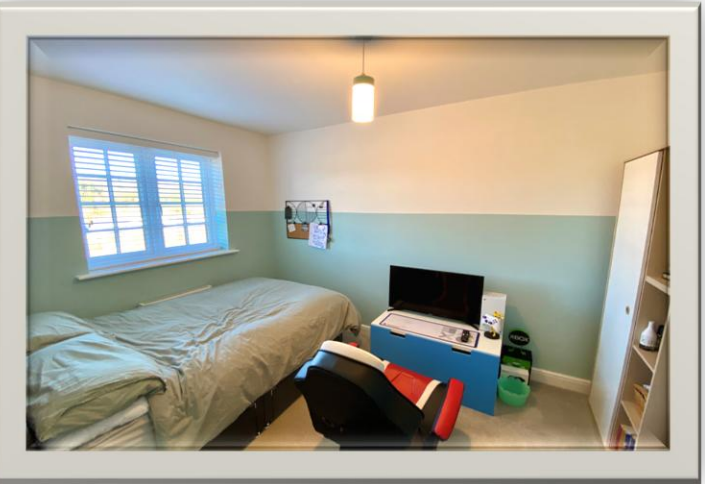
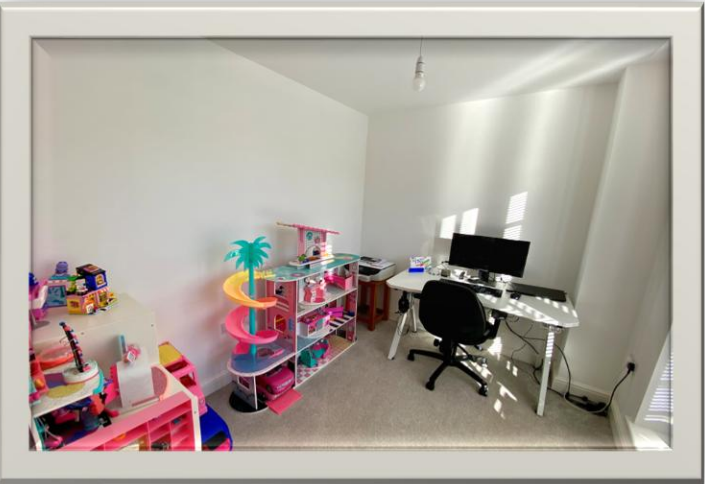


*"Ultimate Estate
Agency....From The Fox"*

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First



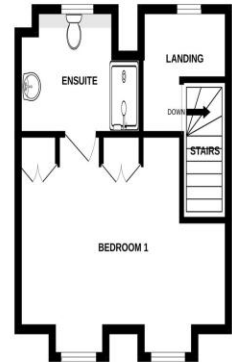
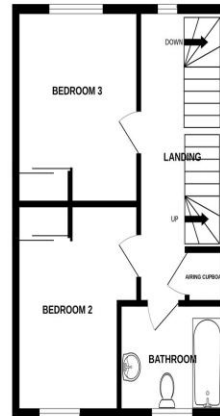
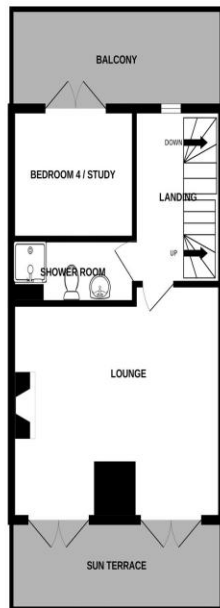
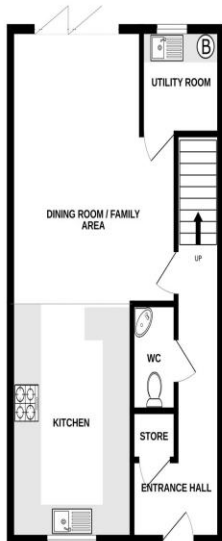
Ground



Third



Second



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 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.

Directions

Leave Northwich on the A533 Winnington Lane travelling towards Barnton. At the traffic lights with Winnington Avenue proceed straight on turning 2nd left into Walkers Road, turn right into Leach Drive proceed to the end, turn right onto Curzon Avenue and number 41 is 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 Services Connected: Water (Meter), Gas, Electric, Main Sewerage
- Tax Band: E
- Parking: Two Parking Spaces



