



ROYAL FOX

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- Affordable Home Scheme
- Beautiful Semi Detached
- Two Bedrooms & Box Room

- Stylish Kitchen
- Small Select Development
- Adjacent On To Farmland



**4 Hanging Gate Court Sandy Lane
Weaverham Northwich**

Price
£174,000

AFFORDABLE HOME SCHEME - STYLISH SEMI DETACHED COTTAGE - TWO BEDROOMS - 35% DISCOUNT APPLIED - OPEN COUNTRYSIDE VIEWS - SMALL SELECT DEVELOPMENT - PRIVATE GARDENS - TWO PARKING SPACES...

Royal Fox Estates are pleased to offer to the open market this modern semi-detached cottage BUILT CIRCA - 2020. The property enjoys open views to the side elevation and features include gas fired central heating (combination system) and UPVC double glazed windows. The accommodation comprises briefly: storm porch, reception hallway, guest WC lounge with French style windows opening onto the garden, quality fitted dining kitchen with BUILT IN APPLIANCES, two first floor double bedrooms, study/ box room and a modern combined family bathroom/WC finished in white with shower over the bath.

Outside are fenced gardens to both the front and side and to the rear are two private car parking spaces. 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.

INTERNAL PHOTOS TO FOLLOW.



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 and then first left into Hanging Gate Court.



***"Call The Fox NOW for
your FREE valuation"***



Accommodation

Reception Hallway 15' 3" x 7' 2" (4.64m x 2.18m)

Guest WC 4' 2" x 3' 0" (1.28m x 0.92m)

Lounge 13' 3" x 10' 3" (4.04m x 3.13m)

Dining Kitchen 8' 9" x 17' 5" (2.67m x 5.31m)

First Floor Landing

Bedroom One 11' 11" x 10' 4" (3.62m x 3.15m)

Bedroom Two 12' 2" x 10' 4" (3.70m x 3.15m)

Study/Box Room 7' 4" x 6' 10" (2.23m x 2.09m)

Bathroom/WC 8' 1" x 6' 10" (2.47m x 2.09m)



Property Information

- **Approx. Sq Ft - 706 – (67.8 Sq m)**
- **Freehold**
- **Council Band -C**
- **EPC Rating - B**
- **Services - Mains - Gas - Electric -Water (Meter) - Sewer**
- **Parking - Two Private Spaces**

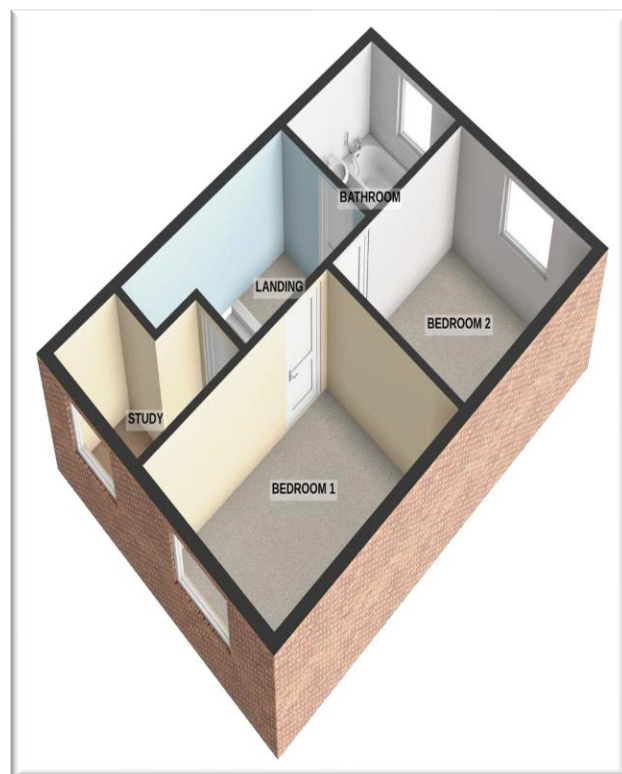
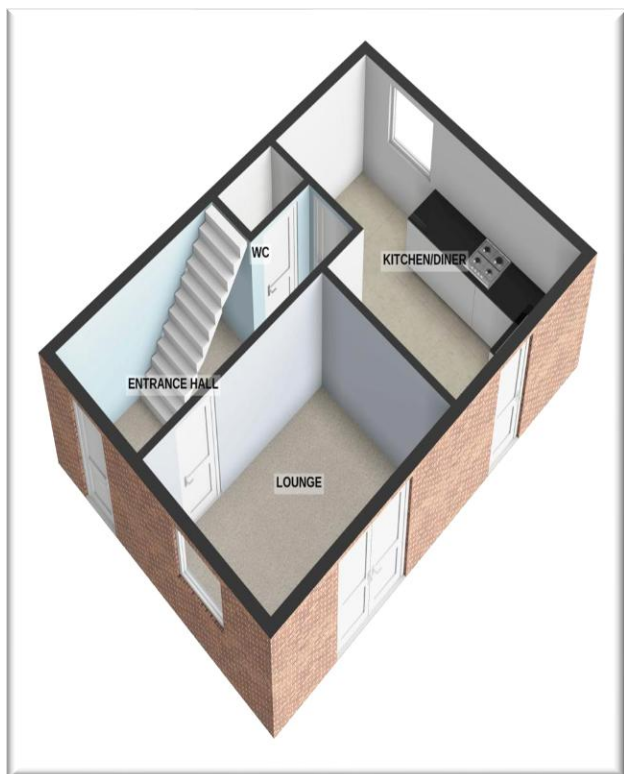
Eligible persons available to purchase Discount Market Sale who are in housing need and are unable to afford to purchase the open market value of the affordable housing unit or purchase/rent suitably sized housing within the existing housing stock within the parish similar in size and design to that of the proposed dwelling and who must satisfy the following local connection criteria in order of priority:

First instance - Resident in parish of Weaverham for 12 months preceding date of application or who have at any time previously resided in the parish for at least 5 years or have a strong local connection with the parish through close family association or employment.

10 weeks – Anyone who resides in the adjoining parishes Acton Bridge, Little Leigh, Crowton, Cuddington, Barnton and Hartford for 12 months preceding application or who at any time previously resided in adjoining parish for at least 5 years or have a strong local connection with the parish through close family or employment.

14 weeks – Anyone who resides in the borough for 12 months preceding application or who at any time previously resided in the CWAC borough for at least 5 years or have a strong local connection with the parish through close family or employment.

16 weeks – anyone who meets the criteria specified in para 8.1 (a) or (b) of the Section 106 Agreement.



"Ultimate Estate Agency...."

...From The Fox"

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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.

Score	Energy rating	Current	Potential
92+	A		95 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.