



ROYAL FOX

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- **Spacious Inner Terraced**
- **Three Generous Bedrooms**
- **Ideal Family Purchase**
- **Private Rear Garden**
- **Gas Central Heating**
- **Close To Primary School**
- **UPVC Double Glazed**
- **Modern Kitchen & Bathroom**
- **Popular Location**



DECEPTIVELY SPACIOUS INNER TERRACED - IDEAL YOUNG FAMILY ACCOMMODATION - THREE GENEROUS BEDROOMS - POPULAR LOCATION CLOSE TO PRIMARY SCHOOL - PRIVATE REAR GARDEN..... Royal Fox Estates are pleased to offer to the open market this ideal family property that provides spacious accommodation and benefits from gas fired central heating (combination system) and UPVC double glazed windows.

ACCOMMODATION - Comprising briefly: reception hallway, through lounge/diner, modern well fitted kitchen with built in appliances, three first floor bedrooms, modern bathroom with vanity wash hand basin and shower attachment over the bath and a separate WC.

OUTSIDE - To the front is a garden area and pathway, covered passageway gives access to the private rear garden with lawn, seating/patio areas and brick built outhouses.

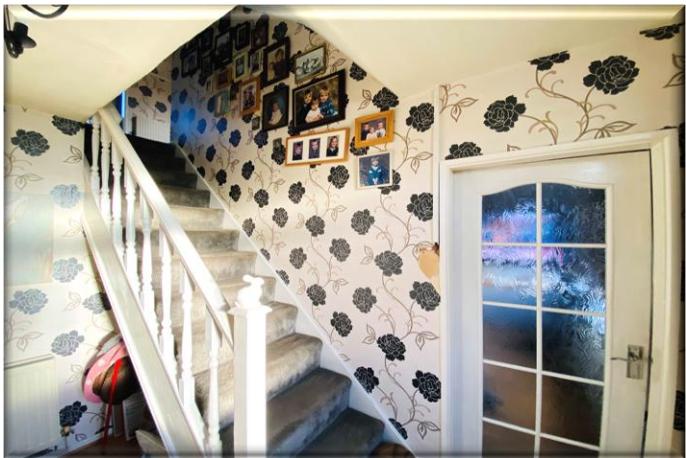
LOCATION - The property is situated within a highly regarded residential area and is within easy walking distance of Cuddington Primary School, local shops/services and Cuddington railway station which is on the Manchester line. For the commuter by car easy access is afforded to the A49 with onward routes via the A556, M6 & M56 motorways to Manchester, Chester, Liverpool, Warrington and Manchester/Liverpool international airports.



**41 Manor Road
Cuddington Northwich**

Guide Price

£210,000



Property Information

- *Approx. Sq ft - 778 (73.8 sq m)*
- *Freehold*
- *Council Band - B*
- *EPC Rating - TBC*
- *Services - Mains - Gas - Electric - Water - Sewer*
- *Parking Arrangements - On Street*

Accommodation

Reception Hallway 9' 10" x 9' 5" (3.00m x 2.86m)

Lounge/Diner 20' 1" x 12' 0" (6.13m x 3.66m)
reducing in width 2.87m

Kitchen 12' 8" x 9' 5" (3.87m x 2.87m)

First Floor Landing 4' 3" x 9' 2" (1.29m x 2.79m)

Bedroom One 11' 2" x 12' 0" (3.40m x 3.66m)

Bedroom Two 13' 10" x 7' 11" (4.21m x 2.42m)
increasing in width 3.46m

Bedroom Three 8' 2" x 9' 0" (2.49m x 2.74m)

Family Bathroom 5' 5" x 4' 9" (1.66m x 1.45m)

Sep WC 2' 5" x 5' 6" (0.74m x 1.67m)





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

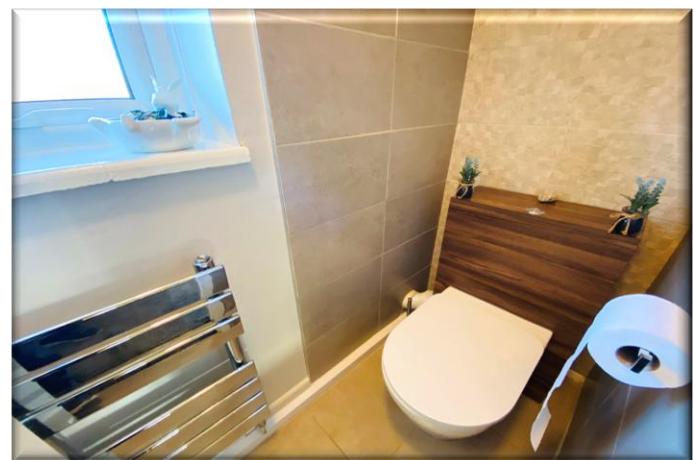
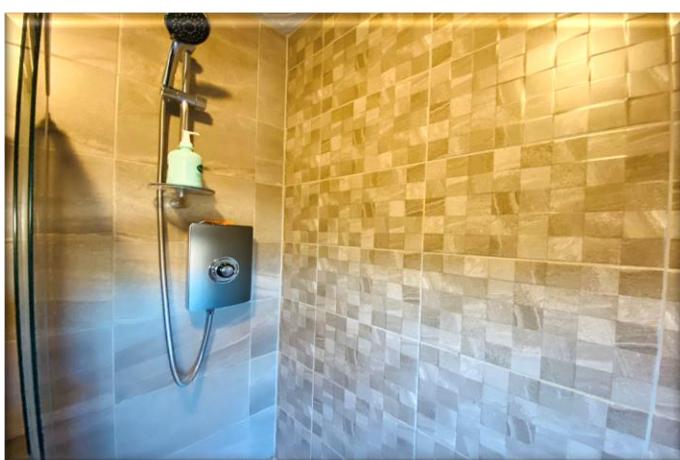
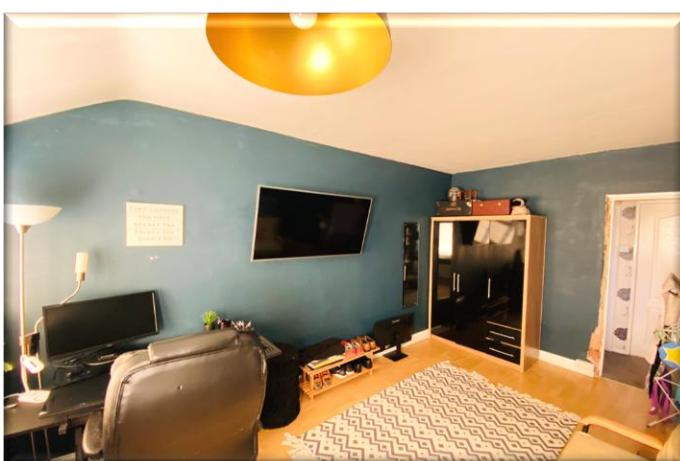
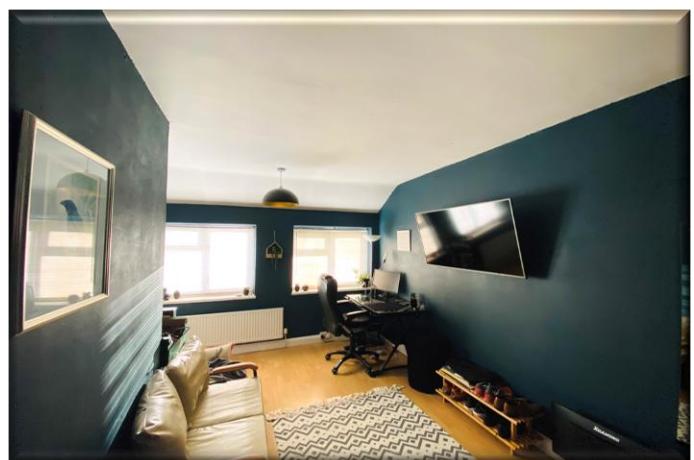


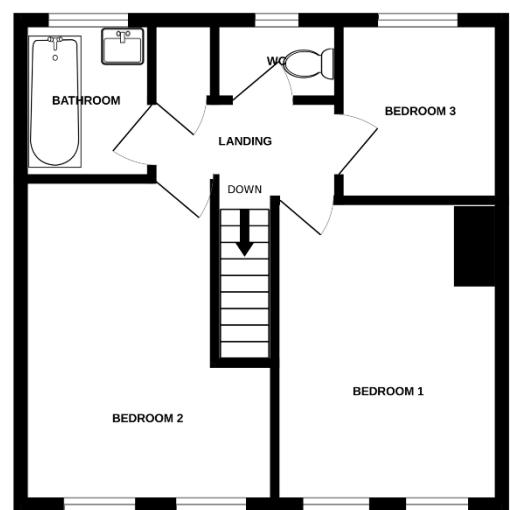
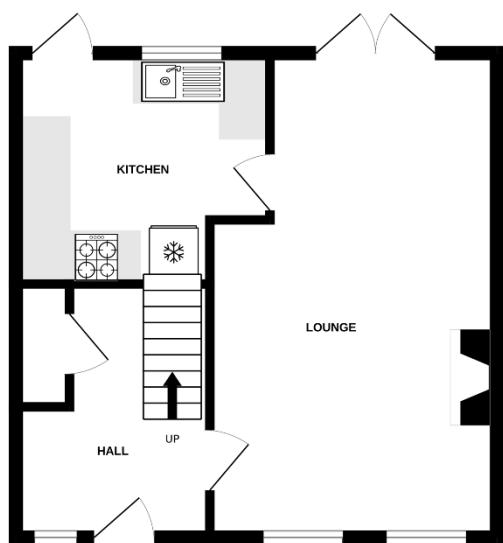
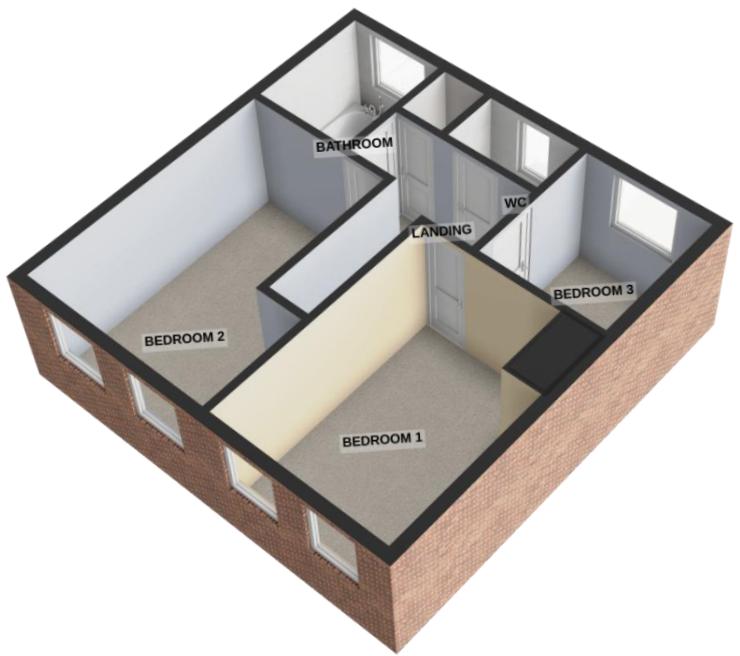
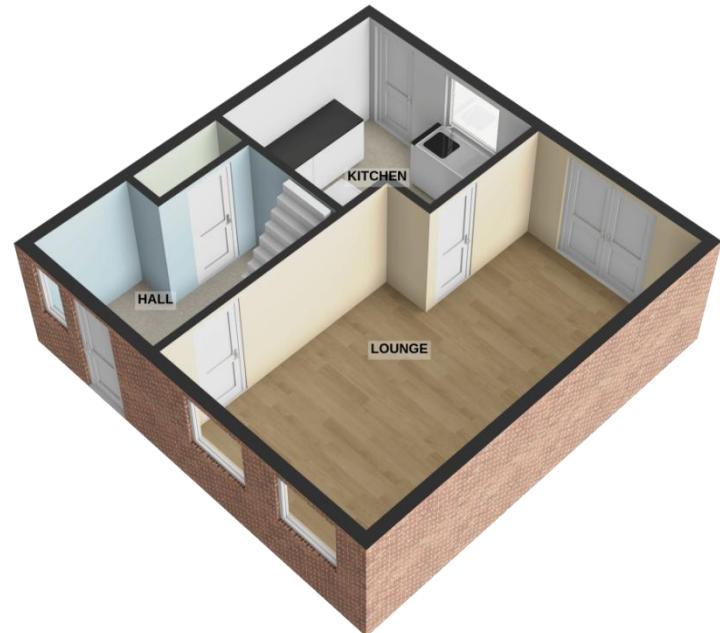
***"Ultimate Estate
Agency....From The Fox"***

**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. At the traffic lights bear right towards Kingsmead and proceed to the A556 Chester Road. At the roundabout with the A556 turn right in the direction of Chester, continue for around three miles turning right at Sandiway into Norley Road. Proceed to the A49 Warrington Road and turn left, follow the road and turn left just before the national speed limit sign onto Ash Road, take the first left onto Manor Road follow the road around and no.41 is located on the left 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 Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - B
- Parking Arrangements - On Street

Energy Performance Certificate

SAP
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Dwelling type:	Semi-detached house	Reference number:	8100-6779-0729-3026-7423
Date of assessment:	23 April 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	24 April 2012	Total floor area:	66 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,860
Over 3 years you could save	£561

Estimated energy costs of this home

	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	£45
Heating	£1,263 over 3 years	£996 over 3 years	£267
Hot Water	£438 over 3 years	£189 over 3 years	£249
Totals	£1,860	£1,299	£561

These figures show how much the average household would spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers, cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	✓
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	✓
3 Low energy lighting for all fixed outlets	£25	£39	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.