



ROYAL FOX

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Key Features

- Bay Window Terraced
- Two Double Bedrooms
- Requires Updating
- 72ft Rear Garden
- Brick Garage
- UPVC Double Glazed
- No Chain
- Sought After Location
- Gas Central Heating



FANCY A WINTER PROJECT - LOOK NO FURTHER - BAY WINDOW INNER TERRACED - TWO DOUBLE BEDROOMS - 72FT REAR GARDEN WITH BRICK GARAGE - SOUGHT AFTER LOCATION - OFFERED WITH VACANT POSSESSION..... Royal Fox Estates are extremely pleased to offer to the open market this traditional bay window inner terraced that offers potential to add real value. The property will require updating however features do currently include gas fired central heating and UPVC double glazed windows.

ACCOMMODATION - Comprising briefly: entrance porch, reception hallway, lounge, dining room, kitchen, two first floor double bedrooms and a modern wet room/WC - The main bedroom in similar properties have been divided to make upstairs a three bedroom property.

OUTSIDE - The property has a small walled forecourt, to the rear is a large paved yard with gate opening onto a vehicular access road and beyond is a 72ft rear garden with a detached brick built single garage.

LOCATION - Water Street has been proven to be a highly desirable location due to its proximity to Northwich town centre. Many amenities including Waitrose are within walking distance from the property. For the commuter easy access is afforded to the A556 with onward commutes to the local motorway connections.



**18 Water Street
Northwich**

**Guide Price
£185,000**



Property Information

- Approx. sq ft - 752 - 70.0 sq m
- Tenure - TBC
- EPC Rating - TBC
- Council Band - B
- Services - Mains Gas - Electric - Water - Sewer
- Parking - Garage & On Street

Accommodation

Entrance Porch 2' 11" x 3' 4" (0.89m x 1.02m)

Reception Hallway 12' 2" x 3' 4" (3.71m x 1.02m)

Lounge 10' 0" x 11' 10" (3.04m x 3.61m)
excluding bay window

Dining Room 12' 0" x 12' 5" (3.65m x 3.79m)

Kitchen 12' 7" x 7' 7" (3.84m x 2.32m)

First Floor Landing 11' 11" x 5' 7" (3.64m x 1.69m)

Bedroom One 10' 0" x 14' 9" (3.04m x 4.50m)

Bedroom Two 12' 0" x 7' 10" (3.65m x 2.39m)
measured to wardrobes

Wet Room/WC 10' 4" x 7' 4" (3.16m x 2.23m)





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



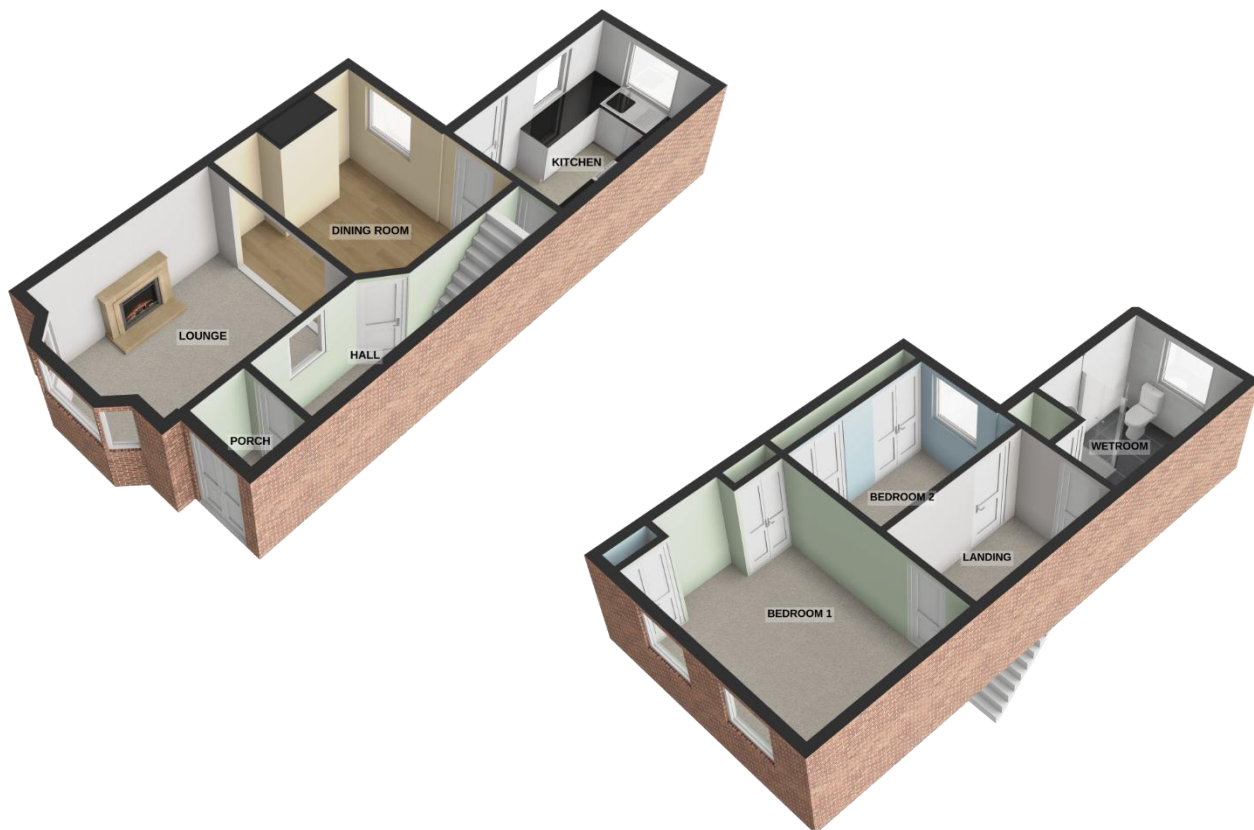
***"Ultimate Estate
Agency....From The Fox"***

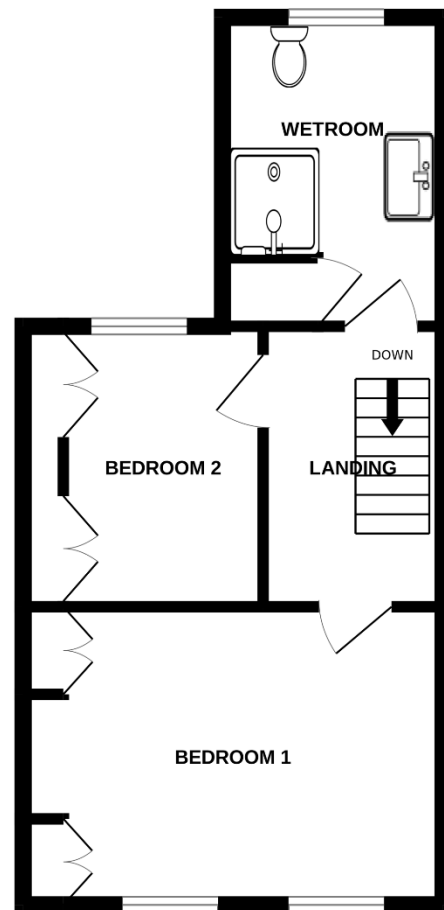
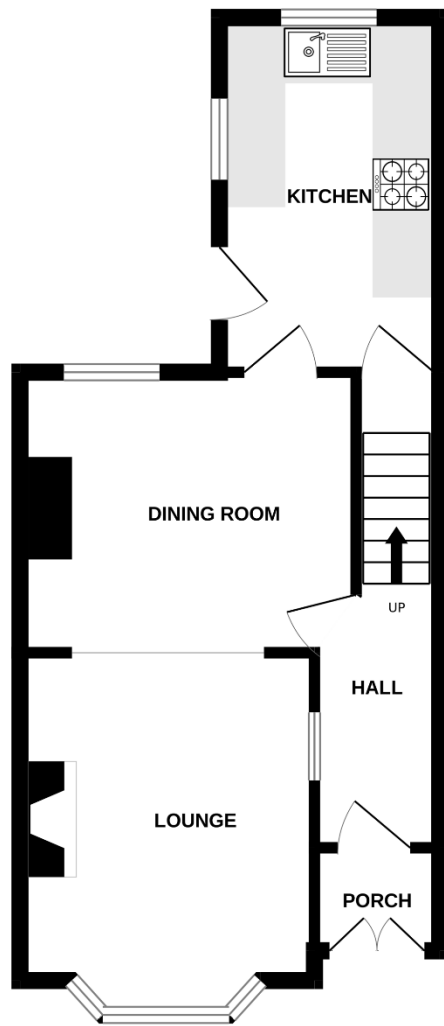
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

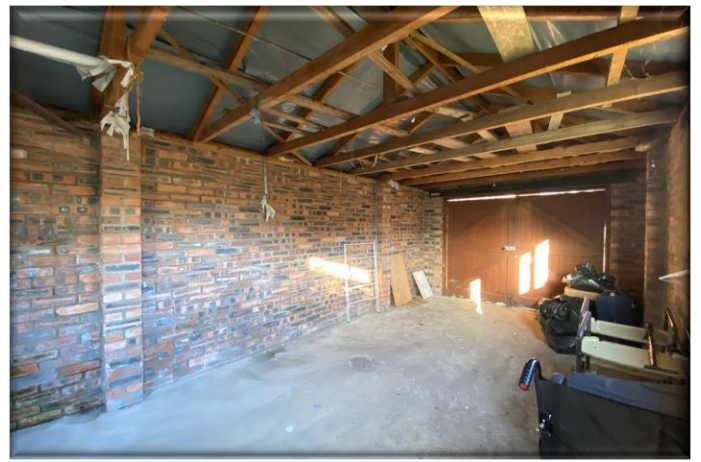
Travelling from Northwich Centre, proceed along Chester Way, turning left into London Road. Continue along London Road for a short time before turning left into Water Street. Number 18 is located on the right hand side.

***"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 - TBC
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - B
- Parking Arrangements - On Street Parking & Garage

Energy Performance Certificate

Dwelling type: Semi-detached house

Date of assessment: 23 April 2012

Date of certificate: 24 April 2012

Reference number: 8100-8779-0729-3026-7423

Type of assessment: RdSAP, existing dwelling

Total floor area: 66 m²

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	
Heating	£1,263 over 3 years	£906 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
Totals	£1,860	£1,299	You could save £561 over 3 years

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, fridges, freezers, cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

Efficient • higher running costs

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.