



ROYAL FOX

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- Traditional Pavement Fronted Terraced
- Two Double Bedrooms
- Loft Room
- Large Rear Yard
- Two Reception Rooms
- Four Piece Bathroom
- Fitted Kitchen
- UPVC Double Glazed & GFCH
- Ideal First Buy / Investment Purchase

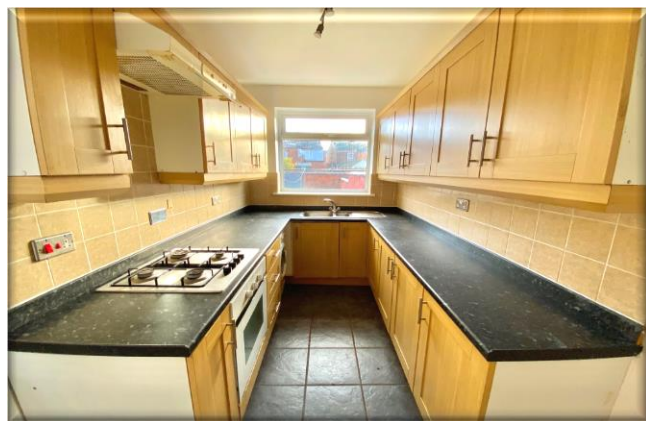


TRADITIONAL PAVEMENT FRONTED TERRACED - TWO DOUBLE BEDROOMS - LOFT ROOM - IDEAL FIRST PURCHASE / INVESTMENT BUY ... Royal Fox Estates are pleased to offer this spacious mid terraced home making for an excellent first purchase or addition to an investment portfolio. The property is offered with vacant possession and offers a blank canvas for prospective buyers to make their own. Benefitting from UPVC double glazing and gas fired central heating (combination system - boiler installed 2021)

ACCOMMODATION: No. 9 Verdin Street comprises of briefly ... To the ground floor: Lounge, dining room which is open to the fitted kitchen with door out to the rear yard. To the first floor are two double bedrooms and a generous four piece bathroom. Off the landing is access to large useful loft room space fitted with a skylight.

OUTSIDE: To the rear of the property is a great sized rear garden/yard once again offering lots of options for buyers to make the most of. Currently fully paved with rear gate providing access round to the front.

LOCATION: The home is within walking distance of Northwich Town Centre, as well as Tesco Superstore & Northwich train station. Good access is afforded to the A556 through Rudheath leading onto the M6 & M56 motorway networks putting nearby cities within easy reach.



**9 Verdin Street
Northwich**

**Guide Price
£130,000**



Property Info:

- *Approx Sq Footage: 773 (73.4 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: TBC*
- *Council Band: A*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: On Street*

Accommodation

Lounge 13' 7" x 12' 9" (4.14m x 3.88m)

Dining Room 11' 2" x 12' 9" (3.41m x 3.88m)

Kitchen 12' 6" x 6' 2" (3.82m x 1.89m)

First Floor Landing

Bedroom One 10' 2" x 12' 9" (3.1m x 3.88m)

Bedroom Two 11' 1" x 8' 8" (3.37m x 2.65m)

Bathroom/WC 11' 10" x 6' 2" (3.61m x 1.88m)





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



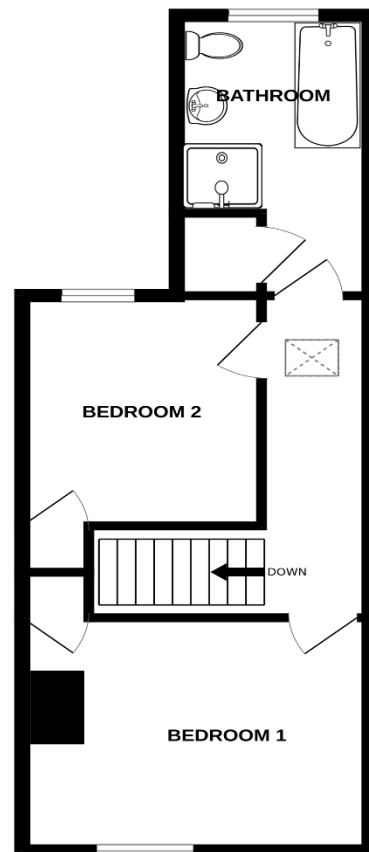
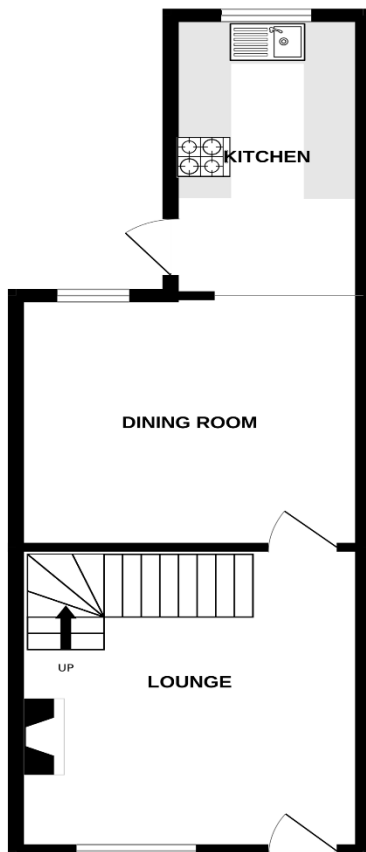
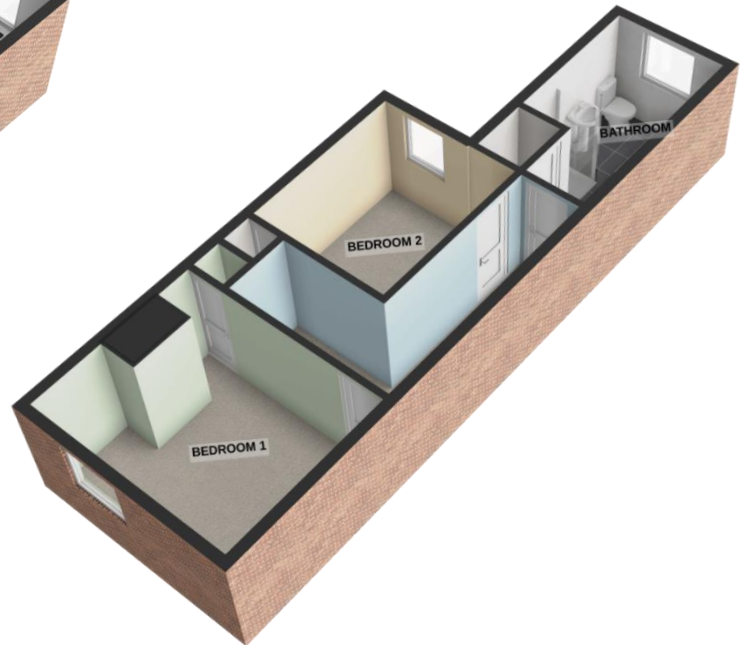
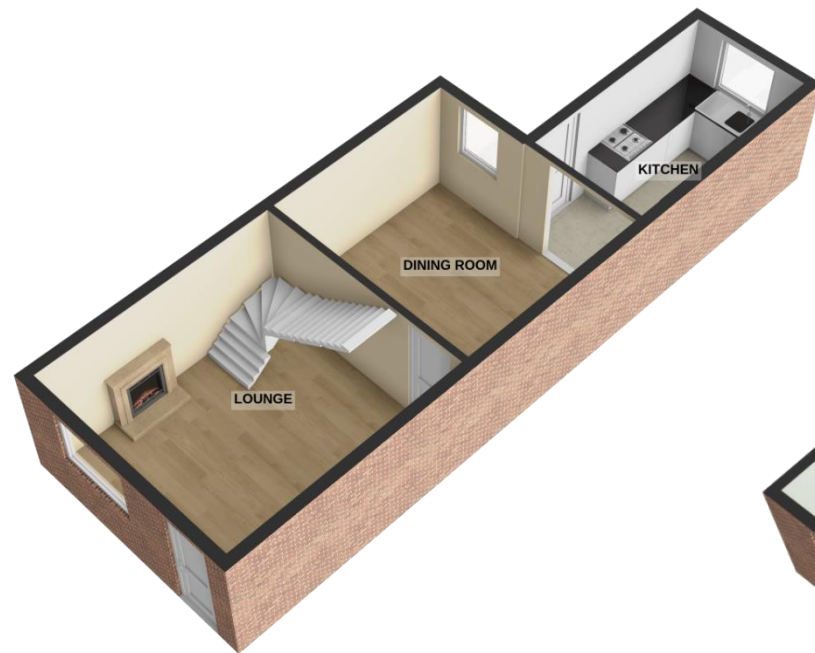
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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Directions

From Northwich leave along the B5082 Station Road which becomes Middlewich Road. Proceed towards Rudheath turning left into Verdin Street and number 9 is found 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: A
- Parking Arrangements: On Street

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	£1,283 over 3 years	£996 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 fridges, computers, freezers, freezers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

Very inefficient • 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.