



# 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

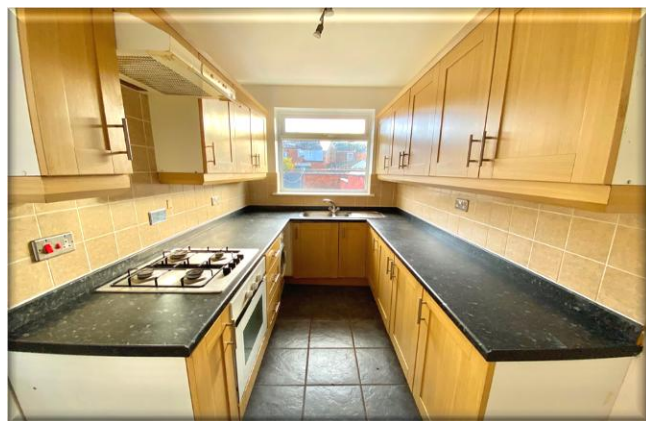
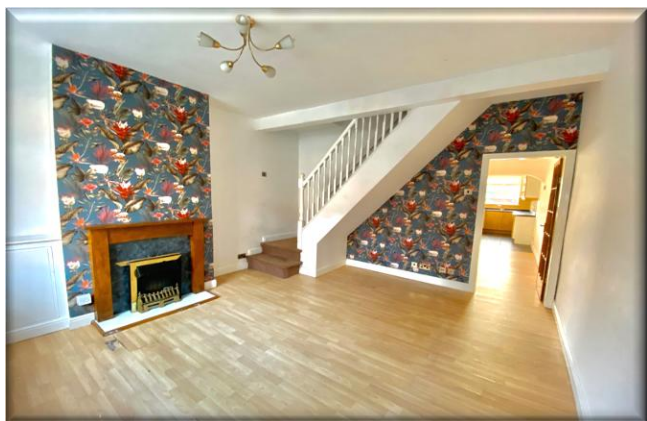


**TRADITIONAL PAVEMENT FRONTED TERRACED - TWO DOUBLE BEDROOMS - LOFT ROOM - IDEAL FIRST PURCHASE / INVESTMENT BUY ...** Royal Fox Estates are pleased to offer this spacious mid terraced home making for an excellent first purchase or addition to an investment portfolio. The property is offered with vacant 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..."*



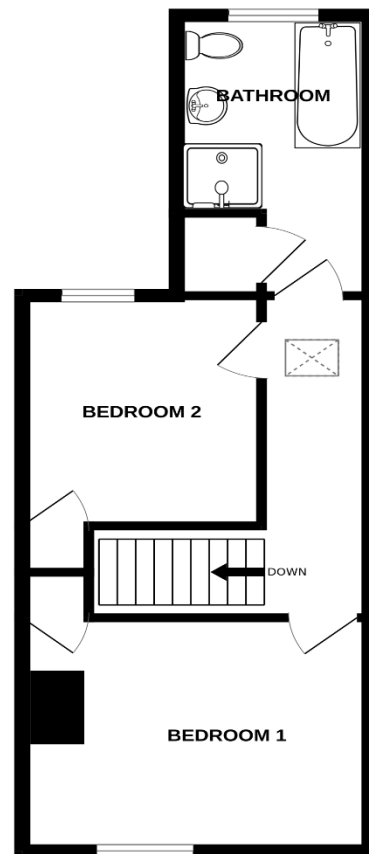
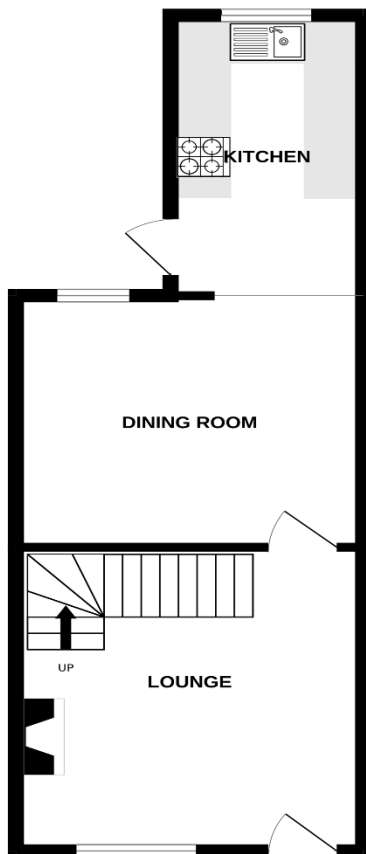
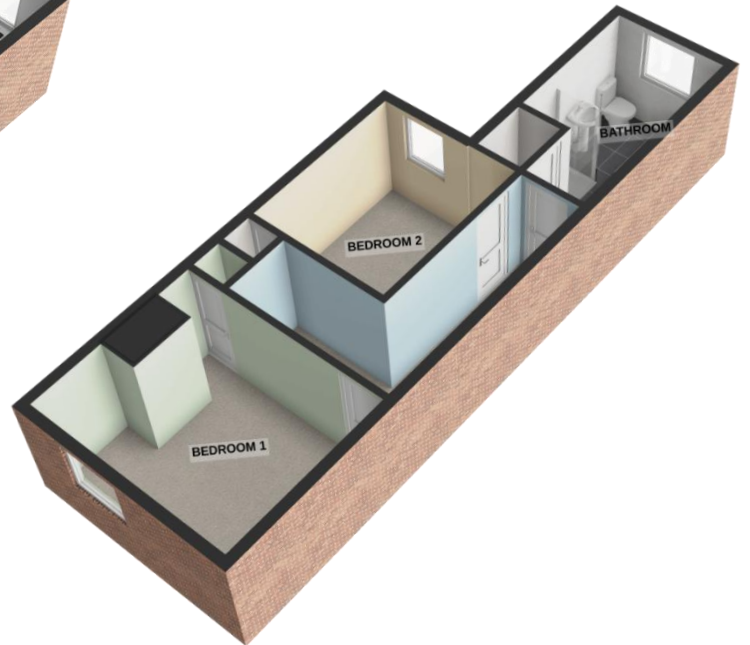
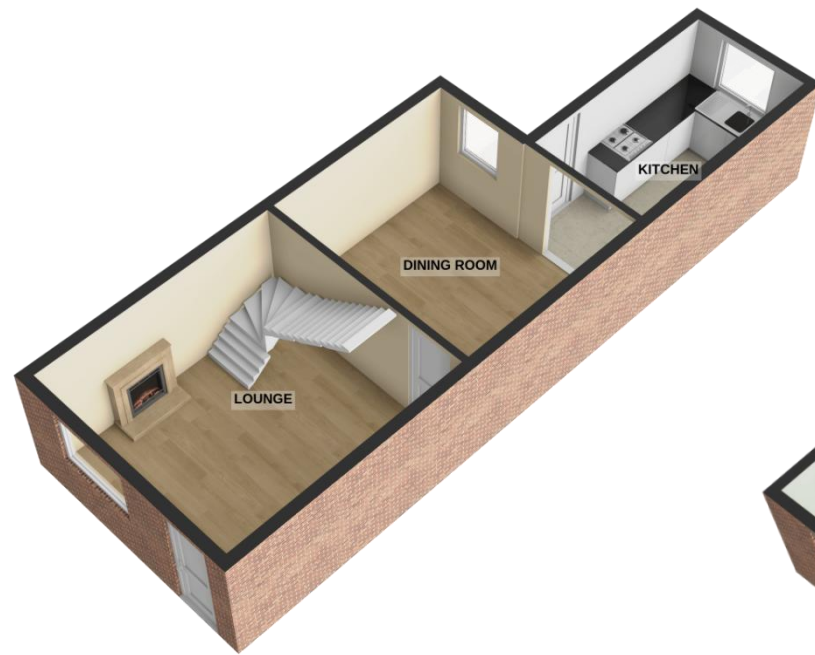
*"Ultimate Estate  
Agency....From The Fox"*

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

Tel: 01606 44 0 44

e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)









## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.