



# ROYAL FOX

... ultimate estate agency

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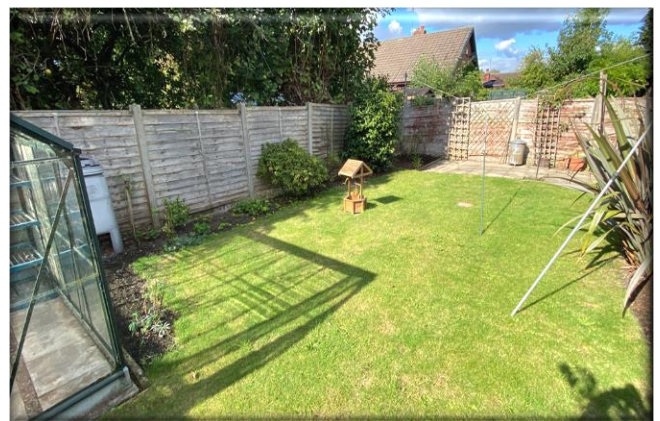
## Key Features

- Detached True Bungalow
- Three Bedrooms
- Modern Design
- Gas Central Heating
- Modern Kitchen & Shower Room
- NO ONWARD CHAIN
- UPVC Double Glazed
- Attractive Gardens
- Integral Garage



## Main Description

**DETACHED TRUE BUNGALOW - MODERN DESIGN - THREE BEDROOMS - NO ONWARD CHAIN - GARDENS & GARAGE - HIGHLY RECOMMENDED.....** Royal Fox Estates are very pleased to offer to the open market this detached true bungalow of modern design offered with vacant possession. Situated in a highly regarded residential area close to open countryside with country walks at near by Neumanns Flash. The property stands in good sized and well maintained gardens with integral single garage and ample car parking space to the front. The bungalow benefits from gas fired central heating (combination system) and UPVC double glazed windows. The accommodation comprises briefly : Entrance porch, spacious lounge with attractive fire surround and coal effect living flame gas fire, modern and contemporary fitted kitchen with built in appliances and patio doors giving access to the rear garden, three bedrooms, master with en-suite shower area and a modern three piece shower room/WC finished in white. The village of Marston is surrounded by beautiful Cheshire countryside to include Marbury Mere and Marbury Country Park. The property is located close to both villages of Wincham & picturesque Great Budworth with the market town of Northwich around a five minute car journey away. Good access from the A559 to junction 10 of the M56 is provided making easy onward commutes to Manchester, Chester, Warrington, Liverpool and both Manchester & Liverpool International airports. **Internal viewings are recommended by the FOX.**  
**Property Information - Freehold - Council Band C**



11 Ollershaw Lane  
Marston Northwich

Asking Price  
**£289,000**



## Accommodation

**Entrance Porch** 3' 10" x 3' 8" (1.17m x 1.12m)

**Lounge** 18' 3" x 11' 9" (5.56m x 3.57m)

**Dining Kitchen** 9' 3" x 14' 8" (2.83m x 4.48m)

**Inner Hallway** 4' 5" x 6' 11" (1.34m x 2.10m)

**Bedroom One** 10' 6" x 12' 11" (3.20m x 3.94m)

**Bedroom Two**

**Bedroom Three** 10' 2" x 9' 3" (3.09m x 2.81m)

**Shower Room/WC** 6' 8" x 5' 5" (2.02m x 1.66m)

**Garage** 18' 3" x 8' 8" (5.56m x 2.63m)







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



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

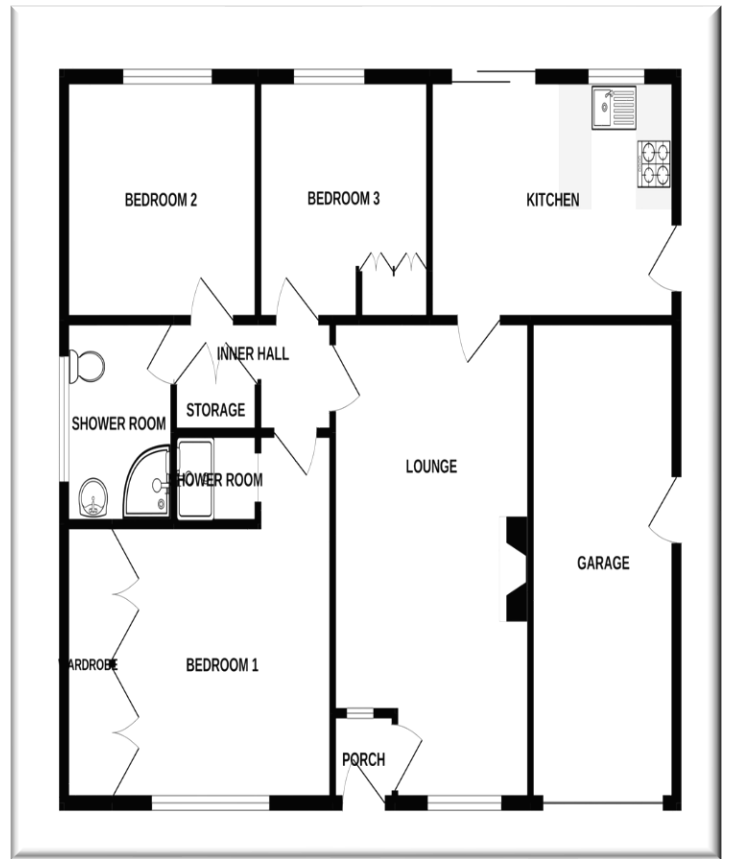
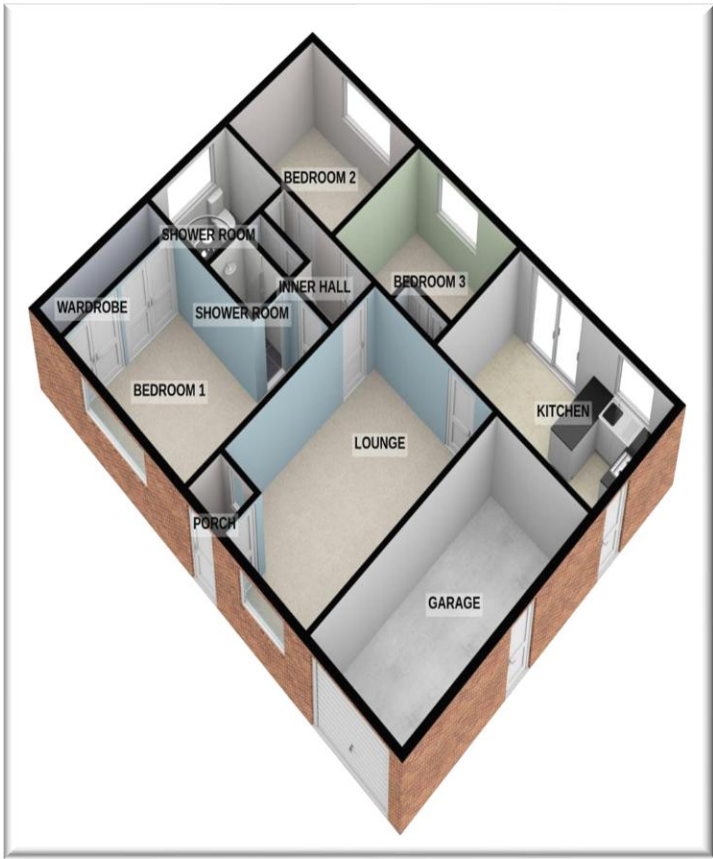
**Viewings : Northwich Office  
34 High St, Northwich, Cheshire, CW9 5BE**

**Tel: 01606 44 0 44**

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











## Directions

From Northwich leave along Chester Way in the direction of Northwich railway station. At the roundabout turn left onto the B5075 New Warrington Road which in turn becomes Ollershaw Lane, number 11 is located on the left hand side, identified by our distinctive For Sale Board.

***“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
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- Mains Services Connected - Gas, Electric, Water (Meter) Main Sewer
- Council Tax Banding - C
- Parking Arrangements - Driveway & Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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