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Key Features

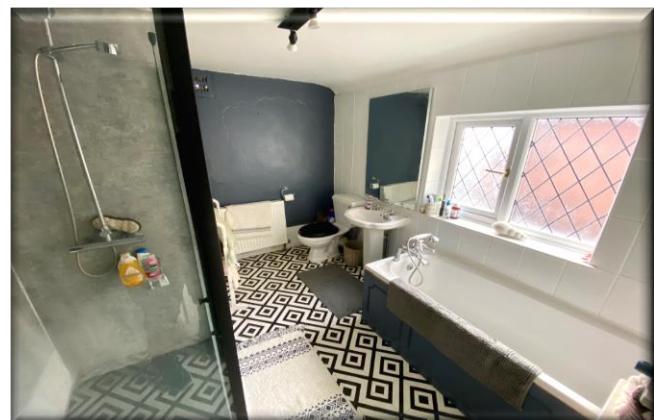
- **Pavement Fronted Terraced**
- **Very Well Presented**
- **Two Double Bedrooms**
- **Two Reception Rooms**
- **Gas Central Heating**
- **Working Fireplaces**
- **UPVC Double Glazed**
- **Attached Store room/Utility**
- **Ideal Starter Home**



CALLING 1ST TIME BUYERS! - ATTRACTIVE PAVEMENT FRONTED TERRACED HOME - TWO DOUBLE BEDROOMS - VERY WELL PRESENTED ... Royal Fox Estates are pleased to offer this spacious & well cared for Victorian terraced home offering ideal first time buyer accommodation in a convenient central Northwich location, just a short walk from the town centre. The home itself being improved over recent years & can be enjoyed immediately, benefitting from UPVC double glazing, gas fired central heating (combination system) and two working fireplaces to both the lounge and dining room.

ACCOMMODATION: No. 71 Victoria Road comprises of ... To the ground floor: Entrance hallway with Milton tiled flooring , lounge to front, separate dining room with French doors to the rear, modern fitted kitchen, two first floor double bedrooms and a very attractive four piece bathroom suite incorporating a walk in shower cubicle. **OUTSIDE:** The home benefits from a private, enclosed rear yard with a very useful attached storeroom/utility area and additional seating area

LOCATION: Residents of Victoria Road have the benefit of a comprehensive range of amenities and facilities on their doorstep. Within a short walk there are supermarkets, train station, primary school & local shops/takeaways to name just a few. The town centre of Northwich once again is a short walk into & containing many national chains as well as Odeon multi screen cinema. Good access is afforded also to the A556 & onto the major nearby motorway networks putting Manchester, Chester, Liverpool etc. all within easy reach.



**71 Victoria Road
Northwich**

Guide Price

£145,000



Accommodation

Reception Hallway

Lounge 11' 11" x 10' 11" (3.62m x 3.32m)

Dining Room 13' 0" x 10' 11" (3.97m x 3.32m)

Kitchen 10' 7" x 8' 2" (3.23m x 2.49m)

Store Room

First Floor Landing

Bedroom One 12' 0" x 15' 0" (3.66m x 4.56m)

Bedroom Two 10' 10" x 9' 3" (3.30m x 2.82m)

Measured to wardrobes

Bathroom/WC 10' 8" x 8' 2" (3.24m x 2.48m)

Property Info -

- Sq Footage: Approx - 961 - sq m -89.3
- Tenure: Freehold
- EPC Rating: E
- Council Band: A
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: On Street





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

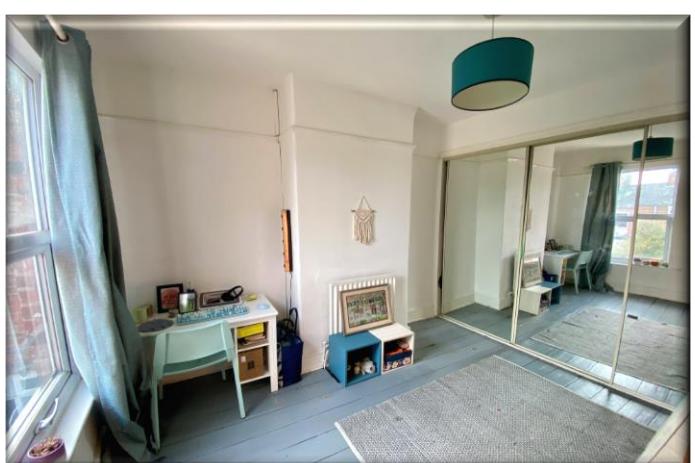
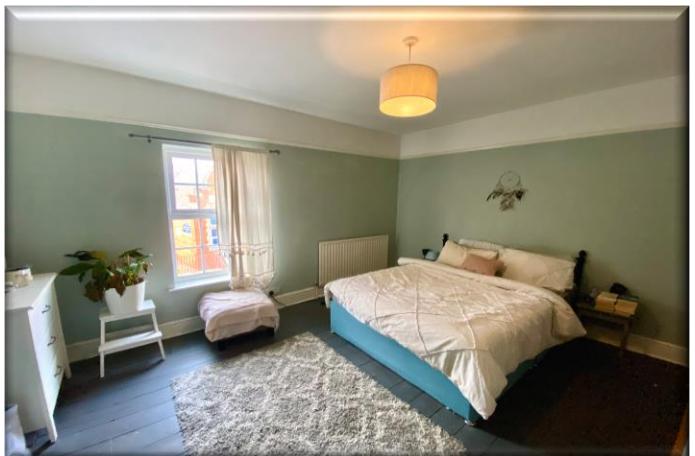


***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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Directions

From Northwich leave along Chester Way towards Northwich railway station. At the roundabout turn right onto Station Road. At the traffic lights turn right into Victoria Road.

"Call The Fox NOW for your FREE valuation"



IMPORTANT NOTE:

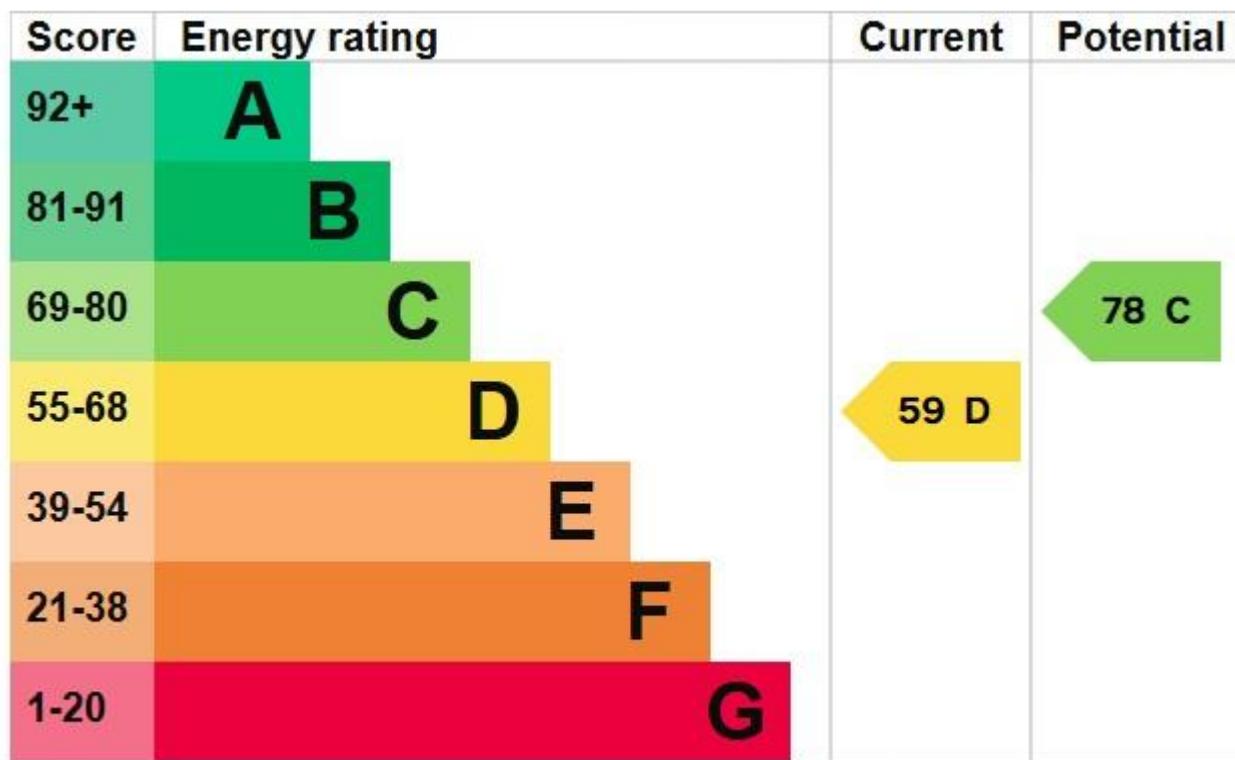
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The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: A
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The graph shows this property's current and potential energy rating.