



# ROYAL FOX

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- Large Period Home
- Modernisation Required
- 1100 Sq Ft of Accommodation
- Beautiful Open Rear Views
- Two Double Bedrooms
- Breakfast Kitchen
- Rear Driveway
- Popular Rural Location



**3 Church Street  
Wincham Northwich**

Asking Price  
**£209,950**

**LARGE PERIOD HOME - BEAUTIFUL OPEN REAR VIEWS - MODERNISATION REQUIRED - POPULAR RURAL LOCATION ...** Royal Fox Estates are very pleased to offer this spacious period home offering excellent potential to add value with over 1100 Sq ft of accommodation. Located in a highly popular rural location within Wincham Village & boasting beautiful open rear views of the surrounding Cheshire countryside.

**ACCOMMODATION:** Internally comprising of ... To the ground floor: Entrance porch, lounge, dining room & large galley breakfast kitchen with double doors leading to the rear garden. To the first floor are two double bedrooms & a combined bathroom/WC. In addition, there is spacious basement cellar offering potential for additional useable space.

**OUTSIDE:** The property benefits from a driveway stretching down the side elevation to the rear allowing for multiple vehicle parking. To the rear is a generous garden with lawn and patio areas backing onto fields.

**LOCATION:** As mentioned the home is in a sought-after location close to amenities and shop within Wincham Village. The village itself is best described as peaceful & rural close to many green spaces including Marbury Country Park & Anderton nature reserve. Good access is afforded to the A556 & M6/M56 motorway networks putting nearby cities within easy reach.

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### Property Info:

- Tenure: Freehold
- Approx Sq Footage: 1104 (104.4 Sq m)
- Council Band: C
- Mains Connected: Electric, Gas, Water, Sewage
- EPC Rating: TBC
- Parking Arrangements: Driveway

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### Directions

From Northwich leave along the A559 Chester Way, continue over the roundabout taking the second exit along New Warrington Road. Follow the road turning right along Chapel Street which in turn becomes Wincham Lane, cross over the A559 Hall Lane onto the B5391 Church Street. Proceed and number 3 is located on the left hand side

***“Detailed property particulars, packed with photographs, descriptions and insight...”***





## Accommodation

**Porch** 4' 2" x 4' 1" (1.27m x 1.25m)

**Lounge** 18' 4" x 14' 0" (5.59m x 4.27m)

**Dining Room** 12' 2" x 14' 0" (3.7m x 4.27m)

**Breakfast Kitchen** 18' 4" x 8' 4" (5.59m x 2.53m)

## Basement Cellar

**Landing** 21' 0" x 6' 2" (6.4m x 1.89m)  
Width Red. to 0.88

**Bedroom One** 17' 10" x 14' 2" (5.43m x 4.32m)

**Bedroom Two** 12' 2" x 10' 11" (3.71m x 3.32m)

**Bathroom/WC** 10' 5" x 8' 3" (3.18m x 2.52m)





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

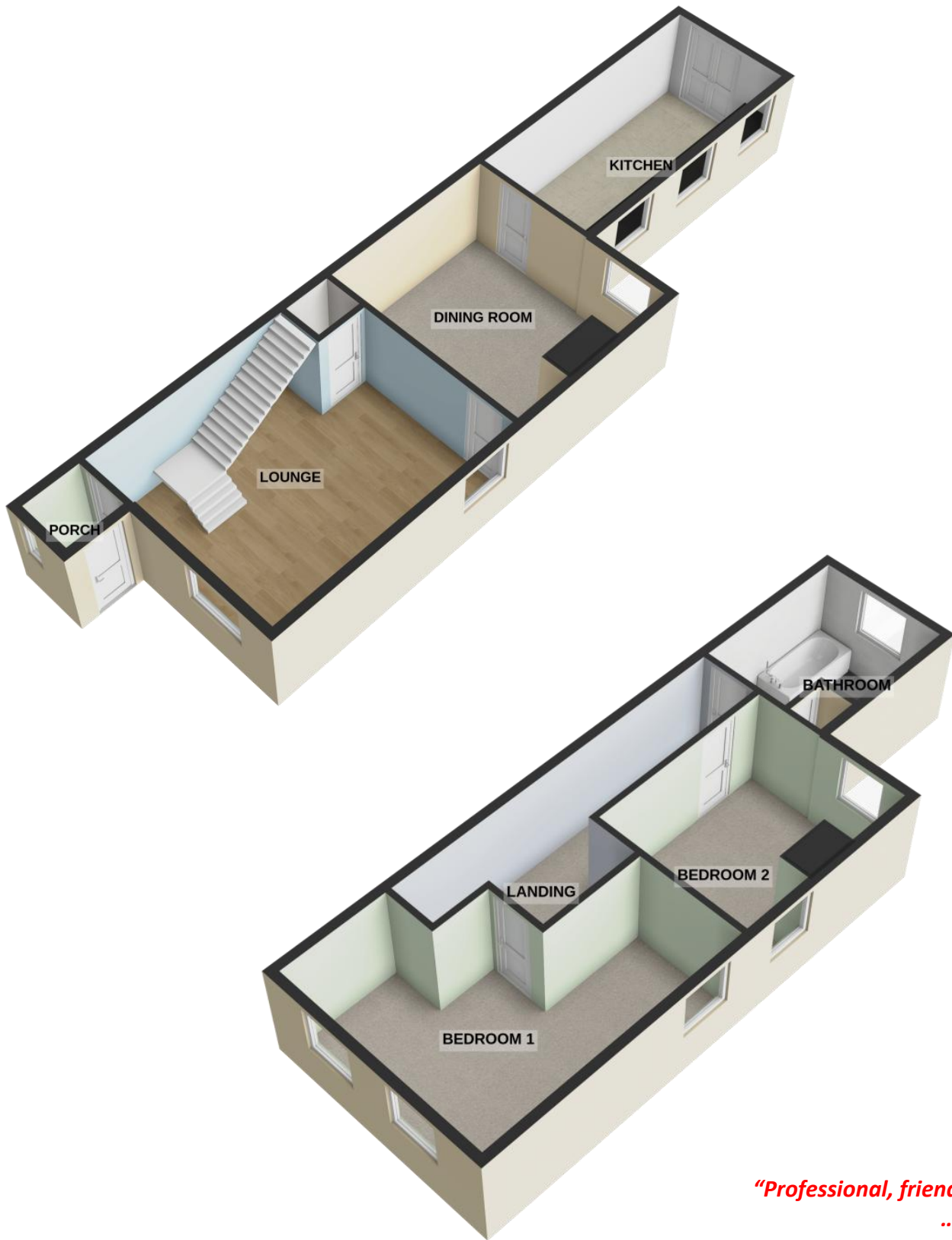


*"Ultimate Estate  
Agency....From The Fox"*

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

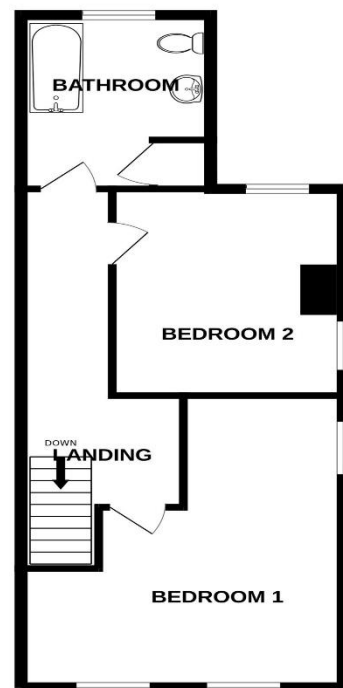
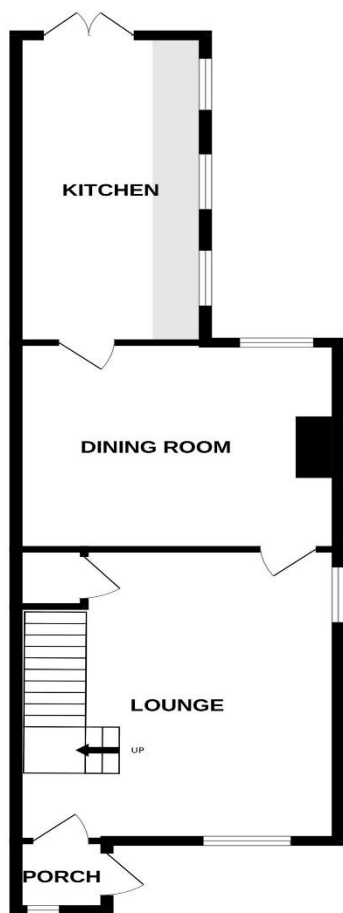
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*"Professional, friendly service...  
...with a smile"*





***“Call The Fox NOW for  
your FREE valuation”***

#### **IMPORTANT NOTE:**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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