



# ROYAL FOX

... ultimate estate agency

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- **Ideal Starter Home**
- **Two Bedrooms**
- **Inner Mews**
- **Private Parking Space**
- **Rear Garden**
- **Sought After Location**
- **Gas Central Heating**
- **UPVC Double Glazed**
- **Close To Town**



**IDEAL STARTER HOME - FREEHOLD - MODERN INNER MEWS - TWO BEDROOMS - PRIVATE PARKING - REAR GARDEN - CLOSE TO TOWN CENTRE.....**

Royal Fox are pleased to offer to the open market this modern inner mews that provides ideal starter home accommodation and located in a very popular residential development with easy access afforded to Northwich Town Centre. The property benefits from gas fired central heating and double-glazed windows.

**ACCOMMODATION** - Comprising briefly: entrance into living room, breakfast kitchen with built in appliances, two first floor bedrooms and a combined bathroom/WC.

**OUTSIDE** - To the front is a graveled garden area with pathway and adjacent is a private car parking space. To the rear is an enclosed private garden.

**LOCATION** - Situated within a highly sought after residential development, close to the market town centre of Northwich with its many amenities to include supermarkets, Odeon cinema and the memorial sports/entertainment and swimming complex.



**27 Oakleigh Rise  
Northwich**

**Guide Price  
£180,000**



## Property Information

- Approx. Sq ft -
- Freehold
- Council Band - B
- EPC Rating - D
- Services - Mains - Gas - Electric - Water - Sewer.
- Parking - One Private Space

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## Accommodation

### Lounge

**Kitchen** 8' 0" x 11' 4" (2.44m x 3.45m)

### First Floor Landing

**Bedroom One** 10' 1" x 11' 4" (3.07m x 3.45m)  
measured into alcove

**Bedroom Two** 11' 3" x 6' 5" (3.43m x 1.96m)

### Bathroom/WC





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



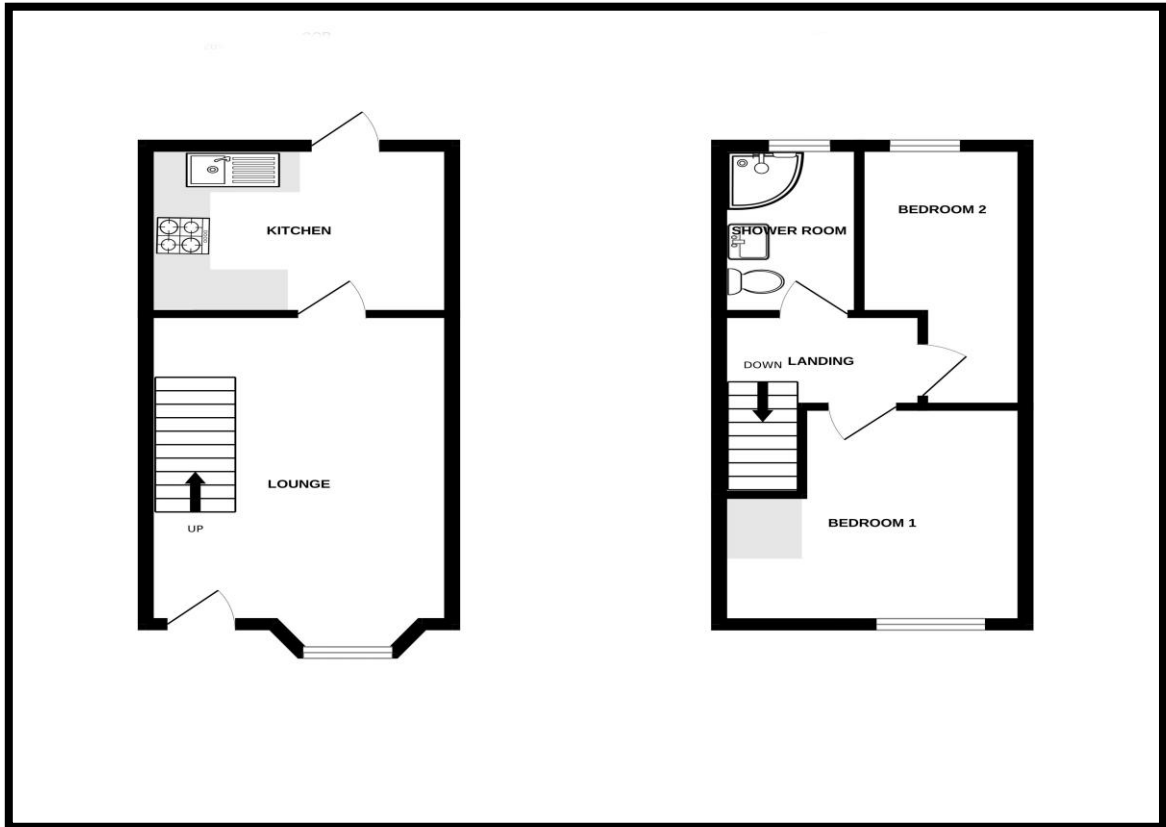
*"Ultimate Estate  
Agency....From The Fox"*

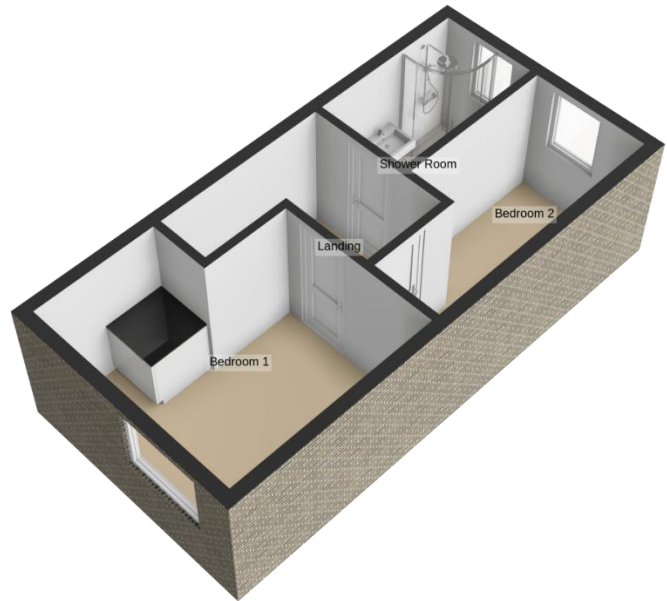
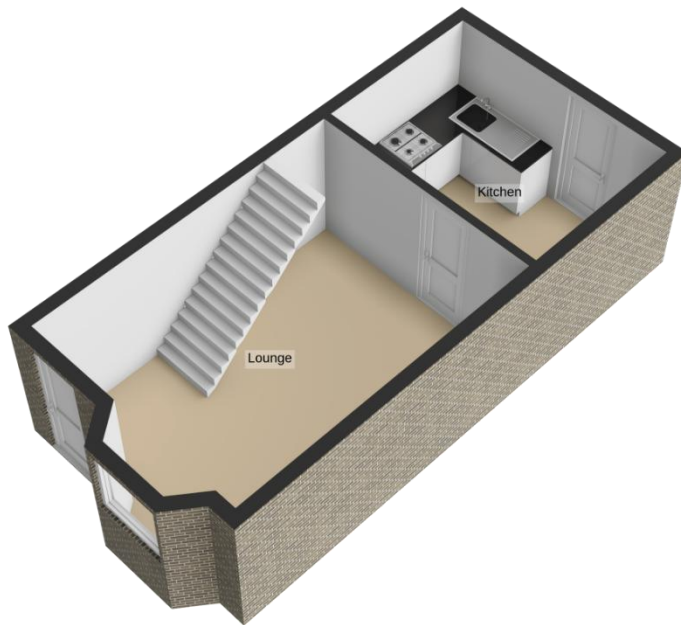
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34 High St, Northwich, Cheshire, CW9 5BE**

**Tel: 01606 44 0 44**

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







## Directions

From Northwich centre leave along Winnington Lane and proceed up the hill passing Victoria Infirmary on the left, Oakleigh Rise is located 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: B
- Parking Arrangements: Parking Space

### Energy Performance Certificate

**Dwelling type:** Semi-detached house      **Reference number:** 8100-6779-0729-3026-7423  
**Date of assessment:** 23 April 2012      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 24 April 2012      **Total floor area:** 66 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£1,860</b>
<b>Over 3 years you could save</b>	<b>£561</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£996 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
<b>Totals</b>	<b>£1,860</b>	<b>£1,299</b>	<b>You could save £561 over 3 years</b>

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 TVs, computers, cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

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 80).

#### 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](http://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.