



# ROYAL FOX

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- **Modern Detached Family Home**
- **Four Bedrooms**
- **Re-Furbished to High Standard**
- **Open Plan Dining Kitchen**
- **En-Suite**
- **Integral Garage**
- **Large Garden Plot**
- **Walking Distance of Wincham Primary**
- **Guest WC**



**MODERN DETACHED FAMILY HOME - FOUR BEDROOM ACCOMMODATION - REFURBISHED TO A HIGH STANDARD - SUPERB OPEN PLAN FAMILY DINING KITCHEN - EN-SUITE - INTEGRAL GARAGE - WALKING DISTANCE OF WINCHAM PRIMARY - LARGE GARDEN PLOT - IDEAL FAMILY PURCHASE.....**

Royal Fox Estates are very pleased to offer to the open market this extremely attractive modern family home, situated in a desirable residential location of Wincham. If you are looking for a property to just pop the furniture into with no work required, then this is the home for you. Refurbished to a great standard the property features, gas fired central heating (combination system) and UPVC double glazed windows.

**ACCOMMODATION** - The property comprises briefly: entrance porch, reception hallway, guest WC, living room, open plan to the impressive family kitchen featuring low level and eye level units with various built in appliances to include, double electric oven, six ring gas hob, microwave, plate warmer and a family sized dishwasher. The integral garage provides space for the washing machine and fridge/freezer. To the first floor are four bedrooms, en-suite shower room and family bathroom/WC.

**OUTSIDE** - To the front is a double width driveway with integral single garage and turfed garden area. Gated to the side elevation provides access to the generous rear garden with turf, patio areas and bin store.

**LOCATION** - Wincham is a popular semi rural village and offers the best of both worlds for family living including beautiful countryside, highly rated primary school, local shop for every day essentials and first class road networks to the centre of Knutsford, Warrington, Chester, Liverpool and Northwich. Excellent access is afforded to both the M6 and M56 motorways with onward commutes to Manchester International Airport, Liverpool Airport and Northwich Railway station. Leisure activities include a golf club at Tabley with leisure centres affording most other activities in Northwich. Internal viewings on this fine family home come highly recommended by the FOX.



**8 Beechwood Drive  
Wincham Northwich**

**Guide Price  
£385,000**



## Accommodation

### Entrance Porch

### Reception Hallway

**Guest WC** 3' 8" x 2' 10" (1.12m x 0.86m)

**Lounge** 12' 11" x 10' 9" (3.93m x 3.27m)

**Family Dining Kitchen** 9' 1" x 29' 0" (2.76m x 8.84m)

**Garage** 16' 5" x 8' 2" (5.00m x 2.49m)

### First Floor Landing

**Bedroom One** 11' 2" x 9' 7" (3.40m x 2.93m)

### En-Suite

**Bedroom Two** 10' 2" x 13' 0" (3.09m x 3.95m)

**Bedroom Three** 9' 8" x 9' 0" (2.95m x 2.74m)

**Bedroom Four** 9' 5" x 8' 6" (2.86m x 2.59m)

### Family Bathroom/WC

## Property Information.

- Approx. Sq ft - 1362.1
- Approx. Sq m - 126.5
- Freehold
- EPC Rating - C
- Council Band- E
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - Garage - Driveway





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



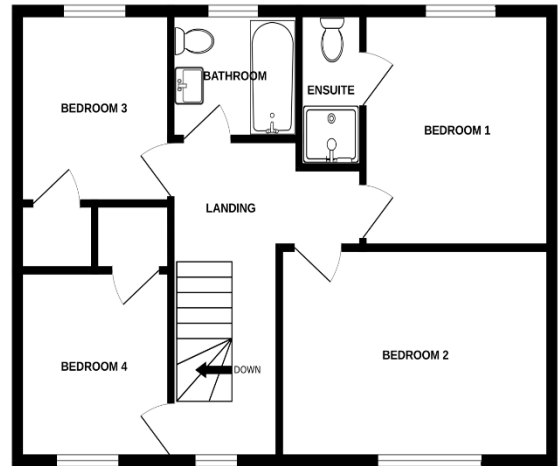
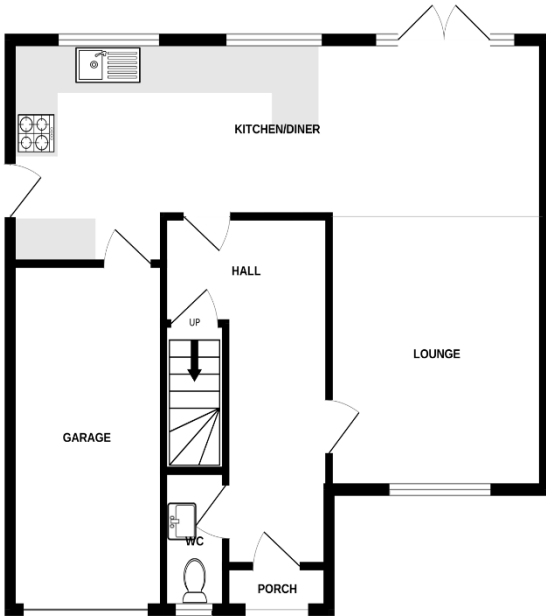
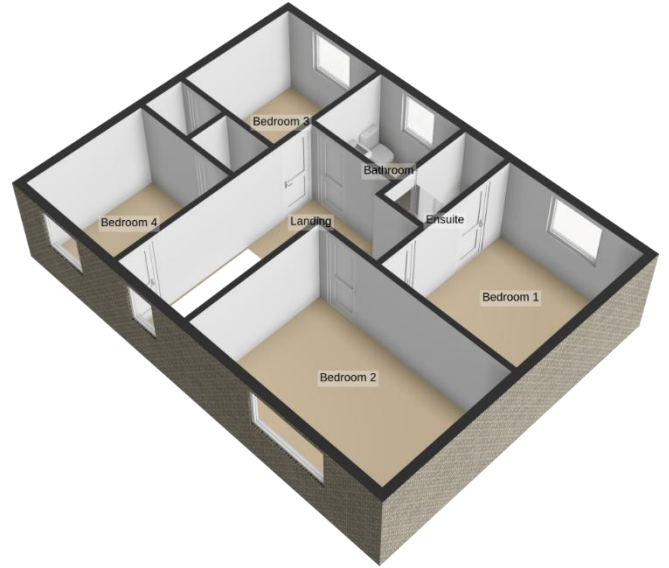
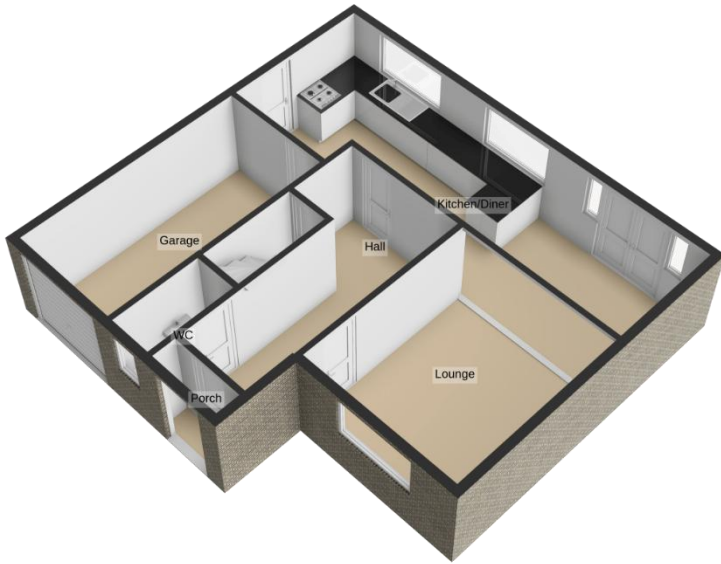
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## Directions

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 along passing Wincham primary school. Turn right onto Pear Tree Aveune and first right onto Beechwood Drive.

***“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.



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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: E
- Parking Arrangements: Driveway & Garage



