



ROYAL FOX

... ultimate estate agency

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Key Features

- Fabulous Modern Detached
- Three Bedrooms
- Large Garden Plot
- En-Suite & Guest WC
- Long Driveway
- Gas Central Heating
- Superb Family Purchase
- UPVC Double Glazed
- Cul-De-Sac Position



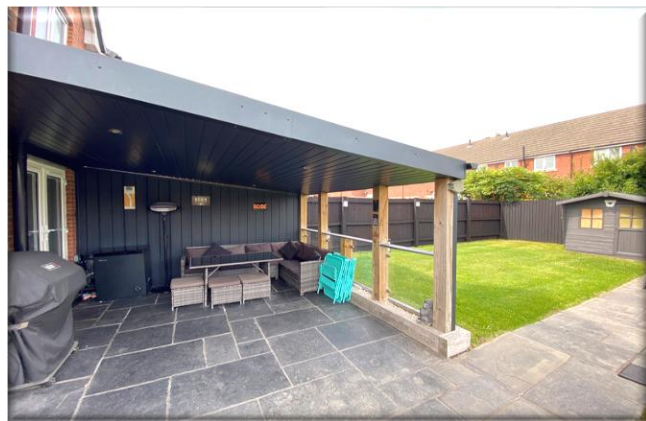
STUNNING MODERN DETACHED - IDEAL FAMILY PURCHASE - LARGE GARDEN PLOT - THREE BEDROOMS - EN-SUITE - SMALL MODERN DEVELOPMENT - AMPLE OFF STREET PARKING..... Royal Fox Estates are very pleased to offer to the open market this detached house of modern design built circa 2009 that provides extremely well maintained family accommodation. The property features gas fired central heating and UPVC double glazed windows.

ACCOMMODATION - Comprising briefly: entrance hall, guest WC, dual aspect lounge, modern well fitted dining kitchen with **BUILT IN APPLIANCES**, three first floor bedrooms, en-suite and family bathroom/WC.

OUTSIDE - No.27 stands in large and very well kept gardens laid to lawn with long driveway providing ample off street parking, various garden stores and a lovely covered patio area having direct access from the kitchen. Fabulous space for energetic kids to let off steam.

LOCATION - The property is located in a small and select residential development within the ever popular district of Rudheath. Excellent access is afforded to both primary and secondary schools and for the commuter the A556 is close by with onward links to the local motorway networks.

AGENTS COMMENTS - If you want very little to do when moving into your next property, then look no further, I strongly recommend internal viewings on this property.



**27 Cottage Close
Rudheath Northwich**

**Offers in Region of
£250,000**



Approx Sq Ft – 896 – 88.1 Sq m

Leasehold - 250 Years - 01/11/2009

Ground Rent - £50 pa

Service Charge - £26.80 p.m.

Council Band – D

EPC Rating – C

*Services - Mains - Gas - Electric - Water (Meter)-
Sewer*

Parking - Driveway

Accommodation

Entrance Hallway

Guest WC 2' 9" x 6' 2" (0.84m x 1.88m)

Lounge 16' 4" x 10' 2" (4.97m x 3.10m)

Dining Kitchen 16' 4" x 9' 0" (4.97m x 2.74m)

First Floor Landing

Bedroom One 13' 2" x 9' 4" (4.01m x 2.84m)

En-Suite 6' 0" x 4' 4" (1.83m x 1.32m)

Bedroom Two 10' 3" x 11' 0" (3.12m x 3.35m)

Bedroom Three 7' 0" x 7' 0" (2.13m x 2.13m)

Family Bathroom/WC 5' 6" x 7' 0" (1.68m x 2.13m)





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

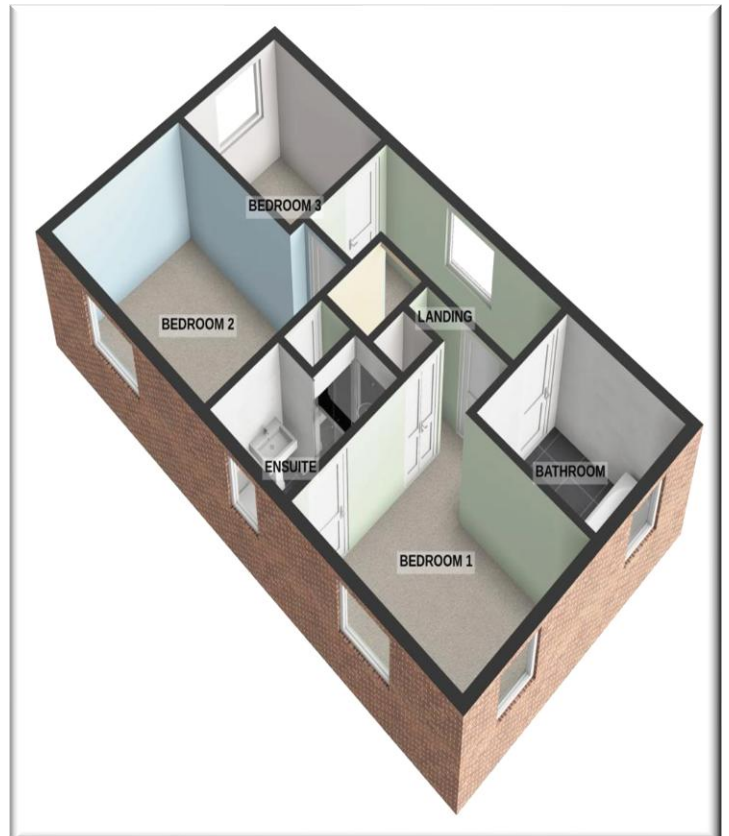


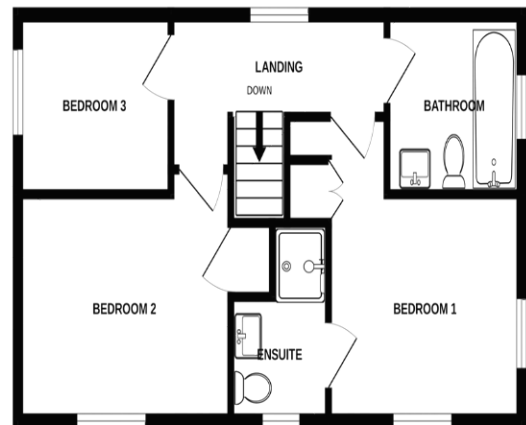
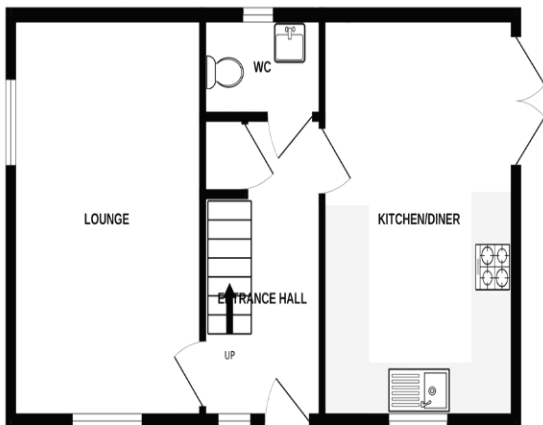
***"Ultimate Estate
Agency....From The Fox"***

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along Middlewich Road passing Northwich Railway Station. Proceed to the end and at the T junction turn left onto the A530 Griffiths Road. Turn first left into Cottage Close and no.27 can be identified by our distinctive For Sale Board.

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



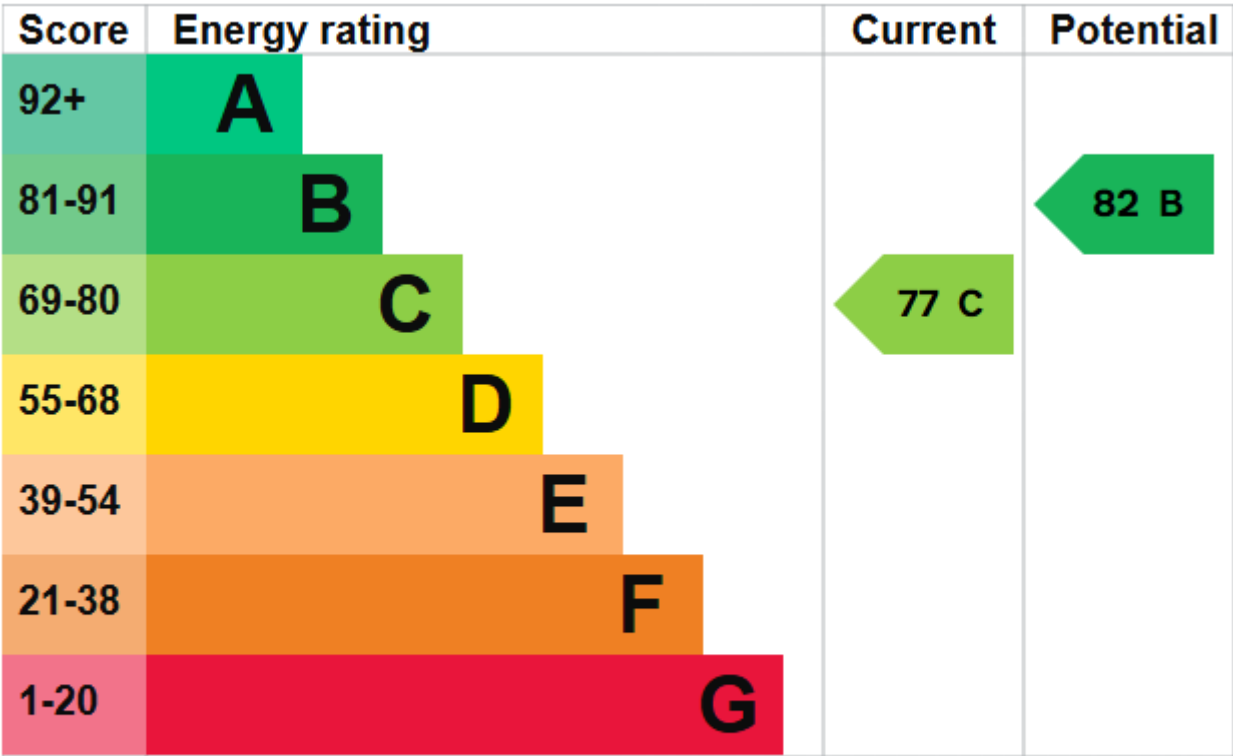
IMPORTANT NOTE:

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The Fox’s Insight

- Tenure - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Electric, Gas, Water (Meter), Main Sewer
- Council Tax Banding - D
- Parking Arrangements - Driveway



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