



# 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



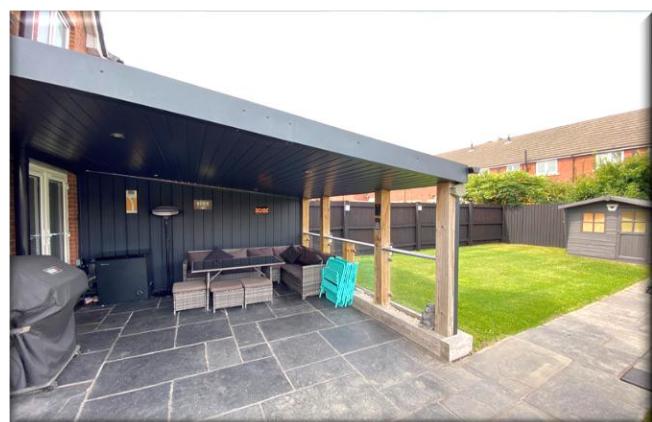
**STUNNING MODERN DETACHED - IDEAL FAMILY PURCHASE - LARGE GARDEN PLOT - THREE BEDROOMS - EN-SUITE - SMALL MODERN DEVELOPMENT - AMPLE OFF STREET PARKING.....** Royal Fox Estates are very pleased to offer to the open market this detached house of modern design built circa 2009 that provides extremely 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..."***

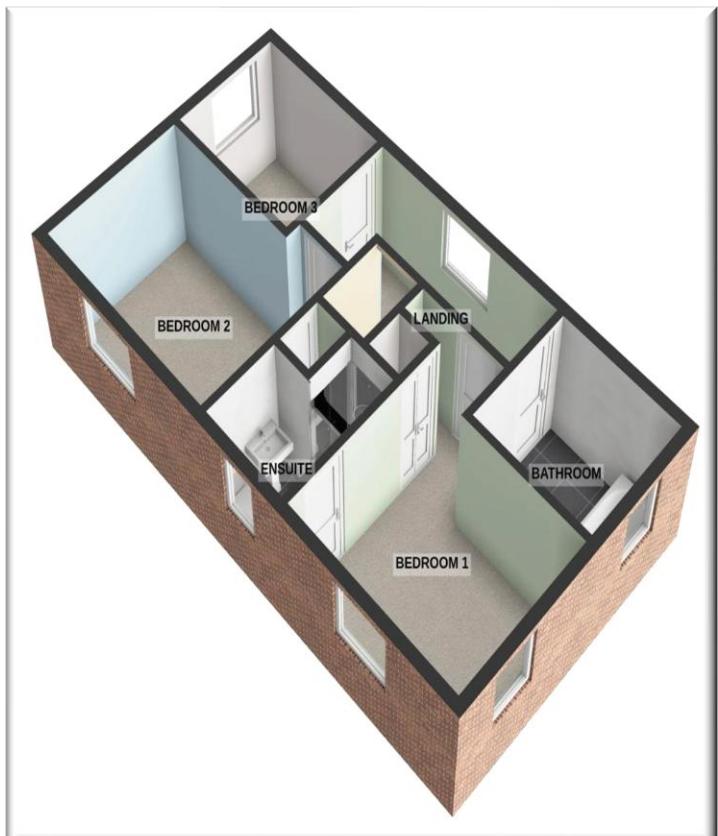


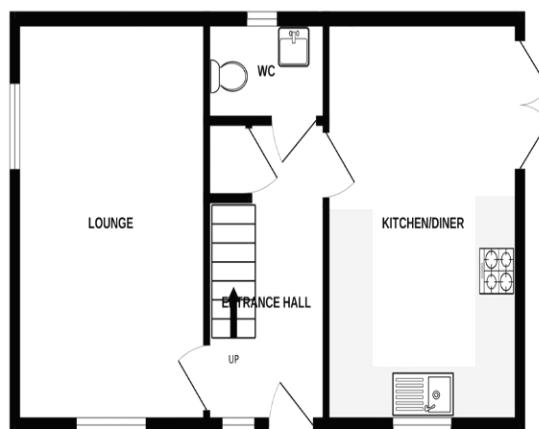
***"Ultimate Estate  
Agency....From The Fox"***

**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:

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

