



ROYAL FOX

... ultimate estate agency

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- **Immaculate Mid Terrace**
- **Open Plan Layout**
- **Two Double Bedrooms**
- **Modern Living Kitchen**
- **25 ft. Lounge/Diner**
- **South Westerly Facing Garden**
- **Upstairs Bathroom/WC**
- **Close to Shops / Transport Links**
- **Ideal First Time Buy**



WALK IN & ENJOY! - IMMACULATE TERRACED HOME - OPEN PLAN LAYOUT - TWO DOUBLE BEDROOMS - IDEAL FIRST TIME BUY ...

Royal Fox Estates are delighted to offer this traditional pavement fronted mid terrace home that has undergone extensive improvement & refurbishment - offering a quality, turn key finish and a modern open layout that buyers can build on and make their own.

ACCOMMODATION: Comprising of internally ... To the ground floor - Entrance Porch, Open Lounge Diner measuring 25ft in length with open stairs going to the first floor. There are double doors leading to the full width rear extension accommodating the large & impressive living kitchen with newly fitted units. To the first floor are two double bedrooms and a modern combined bathroom/WC.

OUTSIDE: The property is pavement fronted and provides access to the rear via a ginnel to the side. The rear garden is a generous size, enclosed, private and is south westerly facing getting plenty of sunlight through the days/evenings. Park Street benefits from a car park close to the top.

LOCATION: The Home is conveniently placed a short walk from Castles range of shops and amenities on Chester Road. Both Greenbank and Hartford railway stations are within easy reach as well as the town centre of Northwich with it's wide array of shops, services & supermarkets. For commuters there is access afforded to the A556 and onto the M6/M56 motorway networks.



**20 Park Street
Northwich**

**Guide Price
£170,000**



Property Info:

- *Approx Square Footage: 899 (83.5 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: D*
- *Council Band A*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: On Street, (Car park further up road)*

Accommodation

Entrance Porch 4' 2" x 4' 6" (1.27m x 1.38m)

Lounge/Diner 25' 0" x 12' 6" (7.63m x 3.81m)

Living Kitchen 18' 9" x 12' 6" (5.72m x 3.81m)

Landing 9' 8" x 5' 5" (2.94m x 1.65m)

Bedroom One (Front) 13' 1" x 12' 10" (3.99m x 3.90m)

Bedroom Two (Back) 11' 0" x 10' 3" (3.35m x 3.13m)

Bathroom/WC 7' 8" x 5' 4" (2.33m x 1.62m)





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

Tel: 01606 44 0 44

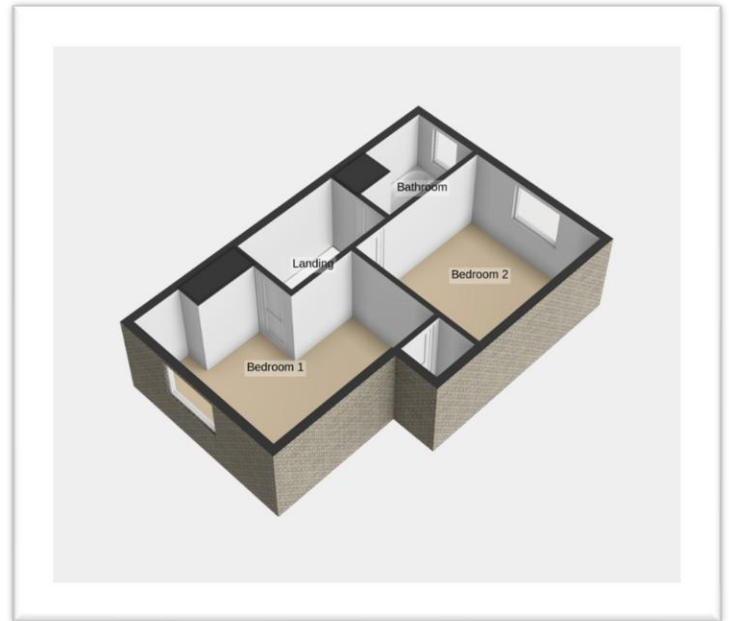
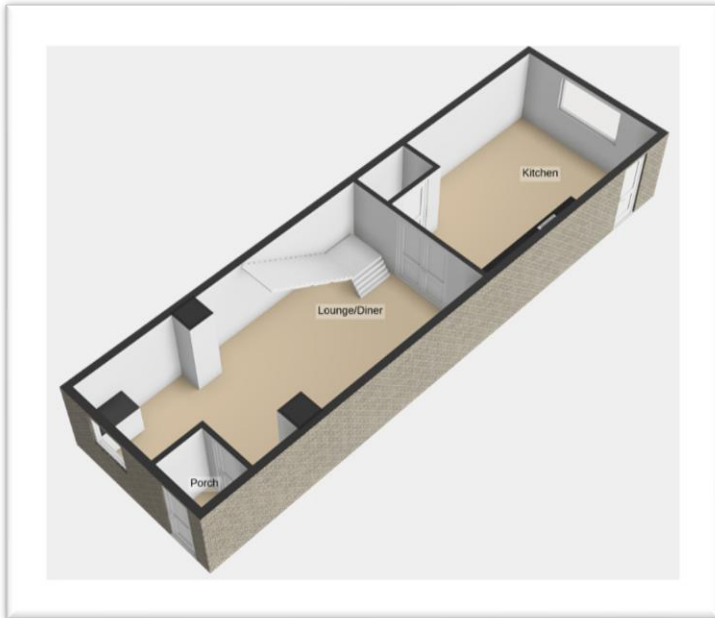
e: info@royalfox.co.uk





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: A
- Parking Arrangements: On Street

Directions

Continue along Chester Way when leaving Northwich via the one way system & turn left up castle hill. Take the third left just after Pleasant Street to turn onto Park Street. No.20 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.

