



- Attractive Semi Detached
- Three Generous Bedrooms
- Two Reception Rooms
- Generous, Enclosed Rear Garden
- Two Car Driveway
- Modern Breakfast Kitchen & Bathroom
- Loft Room
- Ideal Family Purchase
- Popular Location



EXCELLENT FAMILY PURCHASE - ATTRACTIVE SEMI DETACHED - 3 GENEROUS BEDROOMS & LOFT ROOM - FABULOUS REAR GARDEN - NO CHAIN ... Royal Fox Estates are pleased to offer this well laid out & spacious semi detached home. Situated in the extremely popular residential area of Winnington and offering ideal young/growing family accommodation in a property that can be enjoyed straight away.

ACCOMMODATION: The home comprises of ... To the ground floor: Entrance porch, lounge, separate dining room & fitted breakfast kitchen with built in appliances. To the first floor are three good sized & well proportioned bedrooms as well as a modern family bathroom/WC. In the principal bedroom are stairs leading up to a spacious loft area.

OUTSIDE: Externally to the front is a driveway suitable for two cars & front garden area with plant borders, as well as access to covered storage area. To the rear is an impressive, generous enclosed rear garden with paved patio area.

LOCATION: Situated conveniently for both Northwich town centre and Castle which provide a very good selection of shops and services between them, Moss Farm leisure centre is also within walking distance.. The position is also ideal for the business traveller as many commercial centres can be reached on a daily travelling basis via the A556 and A49 to the M56/6 motorway networks.



**39 Cromwell Road
Northwich**

Guide Price

£250,000



Property Info:

- *Tenure - Freehold*
- *Approx Sq footage - 1011*
- *EPC Rating - E*
- *Council Band - C*
- *Mains Connected - Electric, Gas, Water, Sewage*
- *Parking Arrangements - Driveway*

Accommodation

Entrance Porch

Lounge 18' 3" x 10' 3" (5.56m x 3.12m)

Dining Room 13' 3" x 11' 7" (4.04m x 3.53m)

Kitchen 7' 1" x 12' 2" (2.16m x 3.71m)

Landing

Bedroom One 12' 1" x 12' 9" (3.68m x 3.89m)

Bedroom Two 10' 3" x 12' 1" (3.12m x 3.68m)

Bedroom Three 8' 7" x 9' 9" (2.62m x 2.97m)

Bathroom/WC 7' 2" x 6' 8" (2.18m x 2.03m)

Loft Room





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



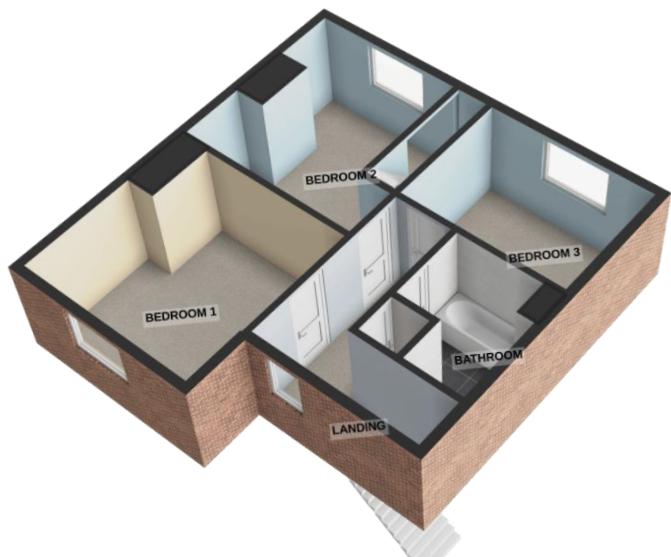
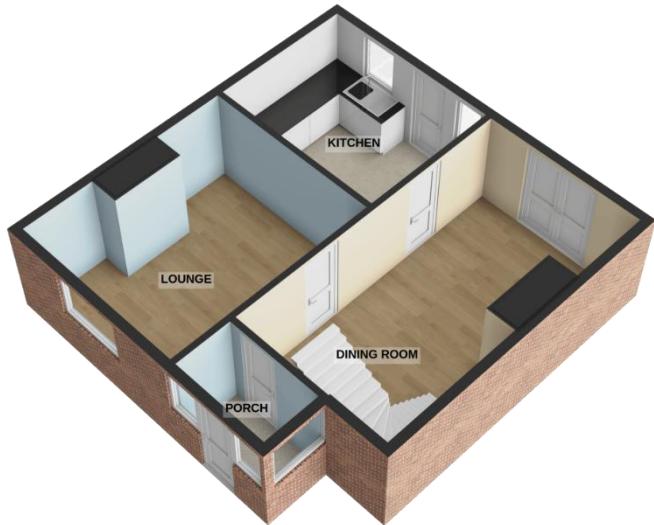
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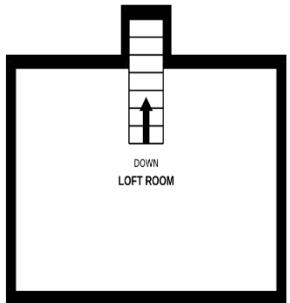
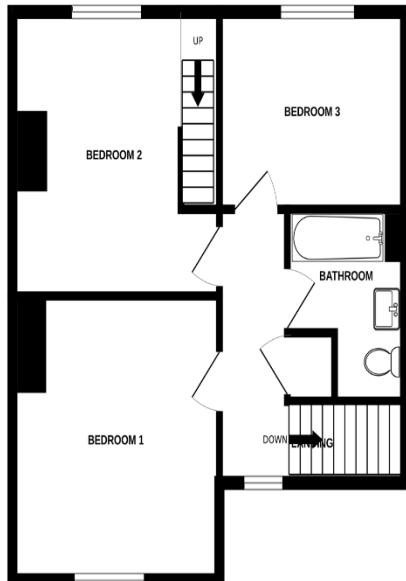
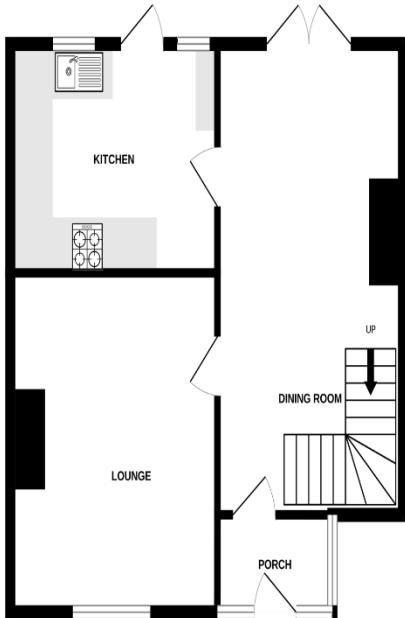
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along the A559 Chester Road towards Hartford. proceed through Castle and at the traffic lights turn right onto Moss Road. Turn right into Cromwell Road.

"Call The Fox NOW for your FREE valuation"



IMPORTANT NOTE:

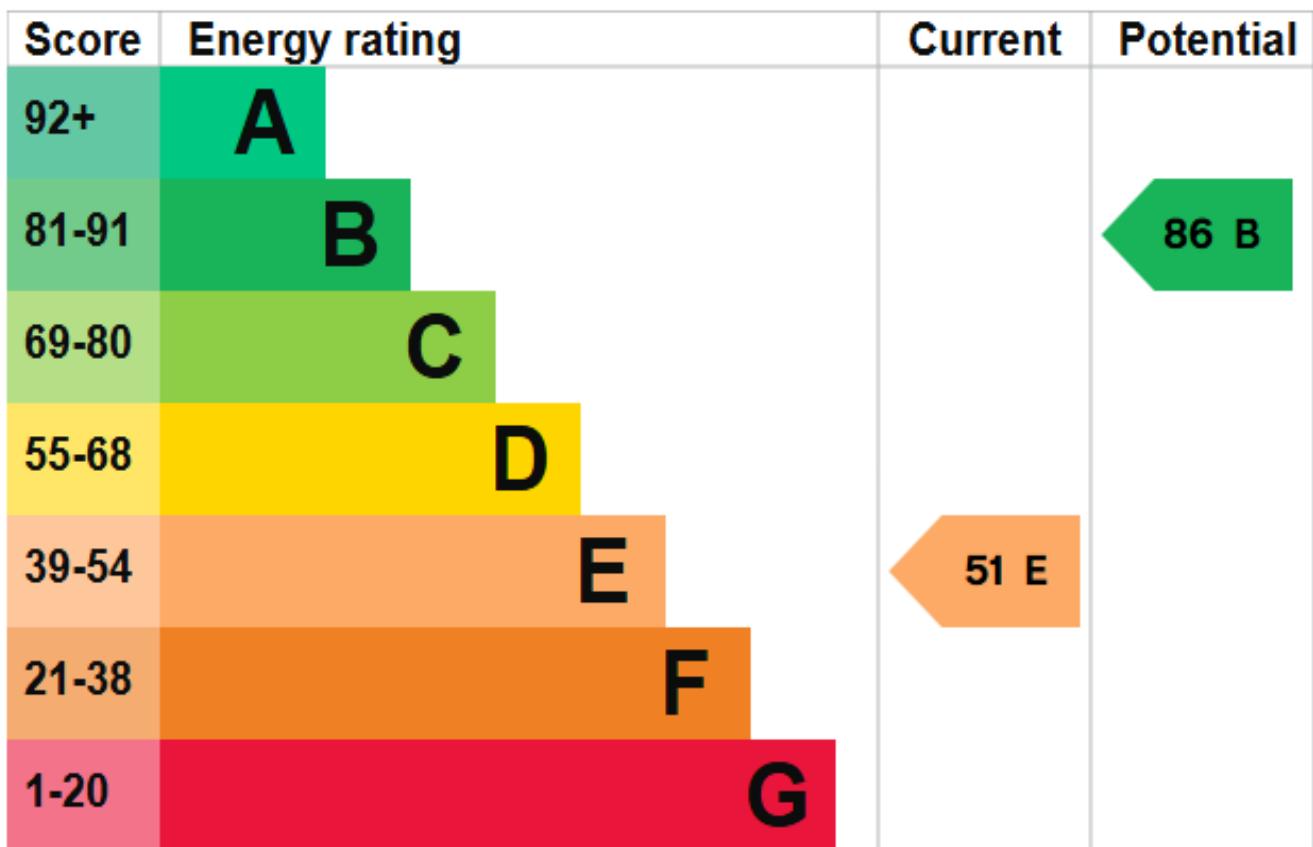
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The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council band: C
- Parking Arrangements: Driveway





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