



# ROYAL FOX

... ultimate estate agency

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- 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

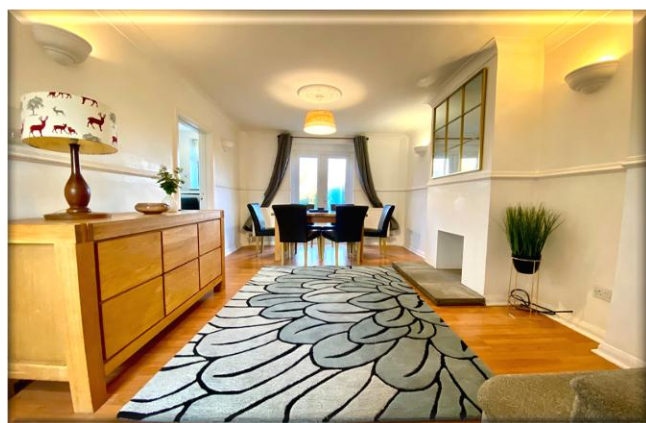


**EXCELLENT FAMILY PURCHASE - ATTRACTIVE SEMI DETACHED - 3 GENEROUS BEDROOMS & LOFT ROOM - FABULOUS REAR GARDEN - NO CHAIN ...** Royal Fox Estates are pleased to offer this well laid out & spacious semi detached home. Situated in the extremely popular residential area of Winnington and offering ideal 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..."*



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

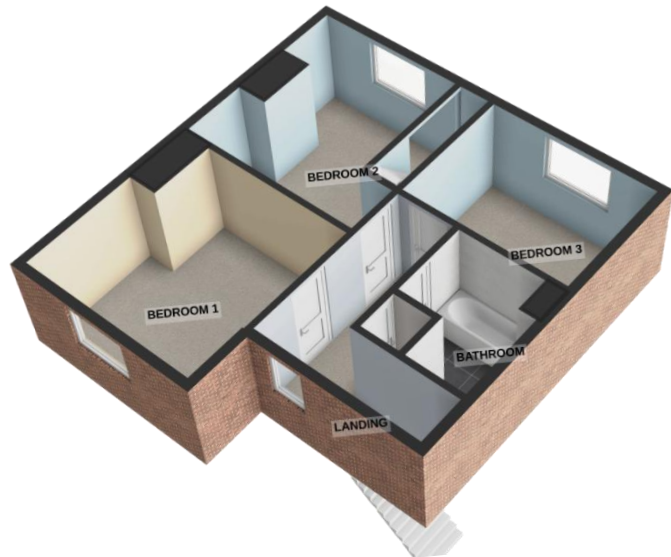
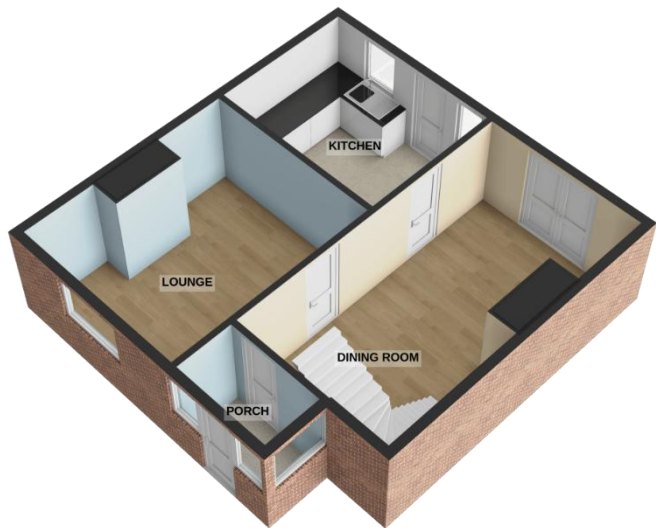
Viewings : Northwich Office  
34 High St, Northwich, Cheshire, CW9 5BE

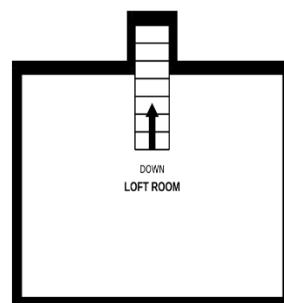
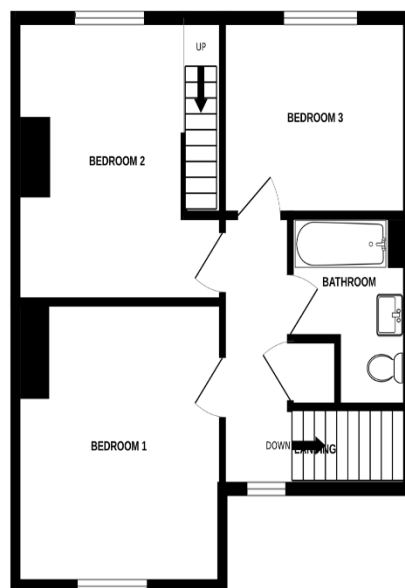
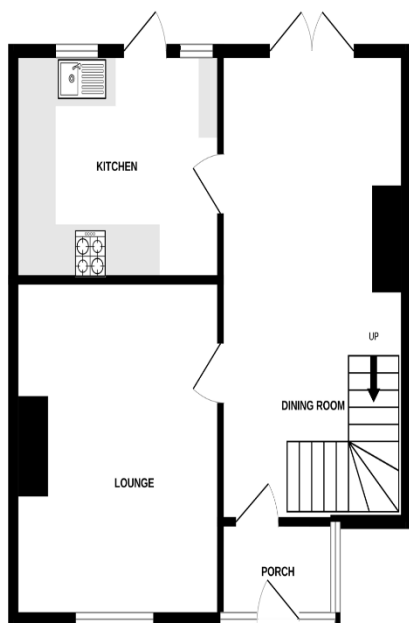
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## Directions

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:

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







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	51 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

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