



ROYAL FOX

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Key Features

- Modern End Mews
- Three Generous Bedrooms
- En-Suite
- No Chain
- Integral Garage
- Guest WC
- Gas Central Heating
- Utility Room
- Driveway Parking



ATTRACTIVE MODERN END MEWS- IDEAL FAMILY PURCHASE - PRIVATE GARDENS - THREE BEDROOMS - EN-SUITE - SMALL MODERN DEVELOPMENT - INTEGRAL GARAGE - DRIVEWAY PARKING - OFFERED CHAIN FREE... Royal Fox Estates are very pleased to offer to the open market this end mews of modern design built circa 2009 that provides extremely well maintained family accommodation. The property features gas fired central heating ,UPVC double glazed windows and integral single garage.

ACCOMMODATION - Comprising briefly: entrance hall, guest WC, through lounge/diner, fitted kitchen with **BUILT IN APPLIANCES**, utility room, three first floor bedrooms, main bedroom with dressing area and en-suite, to complete the accommodation is the family bathroom/WC.

OUTSIDE - The property features one driveway in front of the garage and a second driveway adjacent to the property. To the rear is a private enclosed garden

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.



9 Cottage Close
Rudheath Northwich

Guide Price
£235,000



Accommodation

Entrance Hall

Guest WC 3' 3" x 9' 0" (0.99m x 2.75m)

Lounge/Diner 22' 0" x 13' 3" (6.70m x 4.05m)

Kitchen 8' 0" x 7' 10" (2.43m x 2.39m)

Utility Room 8' 0" x 6' 4" (2.43m x 1.92m)

Garage 10' 9" x 9' 0" (3.27m x 2.75m)

First Floor Landing 6' 4" x 8' 11" (1.94m x 2.73m)

Bedroom One 17' 5" x 9' 0" (5.30m x 2.75m)
Includes dressing area

Dressing Area

En-Suite 4' 7" x 9' 0" (1.40m x 2.75m)

Bedroom Two 10' 9" x 13' 3" (3.27m x 4.05m)

Bedroom Three 8' 11" x 6' 11" (2.73m x 2.11m)

Family Bathroom 6' 4" x 6' 4" (1.94m x 1.94m)

Property Information

- *Approx. Sq ft - 985 - Sq M - 91.5*
- *Leasehold*
- *Length Of Lease - 999 years from 30/01/2003*
- *Ground Rent - tbc*
- *Service Charge - tbc*
- *EPC - D*
- *Council Tax Band - C*
- *Services - Mains Gas - Electric - Water (Meter) - Sewer*
- *Parking - Garage & Driveway*





*“Put your property
in our hands...”*



*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
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*Additional
Parking*



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.9 is located on the left 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.



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 - C
- Parking Arrangements - Driveway & Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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