



ROYAL FOX

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- **Superbly Presented Semi Detached**
- **Two Double Bedrooms**
- **Modern Kitchen & Shower Room**
- **Large, South Facing Rear Garden**
- **Summerhouse / Garden Office**
- **Ample Front Parking**
- **Ability to Extend Substantially**
- **Close to Town / Railway Station**
- **Popular Location**



**SUPERBLY PRESENTED SEMI DETACHED - TWO DOUBLE BEDROOMS - MODERN KITCHEN / SHOWER ROOM
- LARGE, SOUTH FACING GARDEN WITH SUMMERHOUSE/OFFICE - PERMISSIONS TO EXTEND
SUBSTANTIALLY...**

Royal Fox Estates are delighted to offer this traditional two bedroomed semi detached that has undergone a comprehensive course of refurbishment and improvements by the current owner now offering a turn-key condition home with modern fixtures and fittings throughout & some exciting features inside and out. Sitting on an impressive plot the ability to add further value and accommodation is there with permissions recently obtained to add a double storey extension to the rear, (plans available to view on request) giving all the scope to truly make this property a forever home!



**119 East Avenue
Rudheath Northwich**

**Guide Price
£215,000**



Entrance Hall 13' 9" x 2' 10" (4.18m x 0.87m)

Lounge 16' 4" x 11' 10" (4.97m x 3.60m)

Kitchen 11' 4" x 8' 0" (3.46m x 2.45m)

Shower Room/WC 7' 3" x 5' 2" (2.20m x 1.57m)

Landing

Bedroom One 13' 5" x 12' 0" (4.08m x 3.67m)

Bedroom Two 9' 9" x 9' 6" (2.98m x 2.89m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



ACCOMMODATION: Comprising of .. To the ground floor: Entrance Hall, dual aspect lounge diner with media wall to inset the TV. Modern fitted kitchen & Shower room/WC with large walk-in unit. To the first floor are two double bedrooms. In addition, over upgrades and improvements have been made to the electrics, heating system, boiler and re-plastering.

OUTSIDE: To the front is a walled tarmac driveway suitable for up to 4/5 vehicles. At the rear is a fantastic sized south facing garden screened at the rear by mature trees offering great privacy. There is a patio area, plenty of lawn space & at the rear is a bespoke garden office / summerhouse equipped with power, heating & internet line.

LOCATION: The property resides close to local primary and high schools in Rudheath, Leftwich & Central Northwich. The town centre is a short drive away offering a wide range of shops & services including many major supermarkets, national retail chains & Odeon multi screen cinema. Easy access is afforded to the A556 and onto the nearby motorway networks (M6 & M56) putting nearby cities within easy reach.

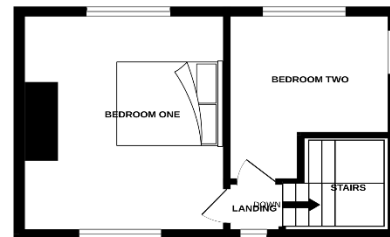
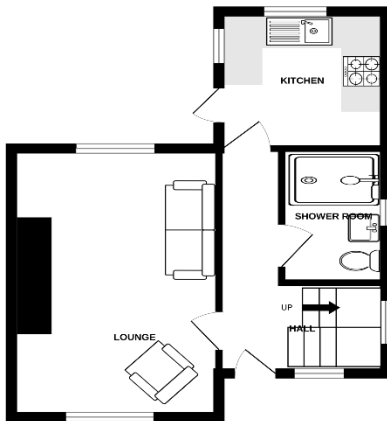
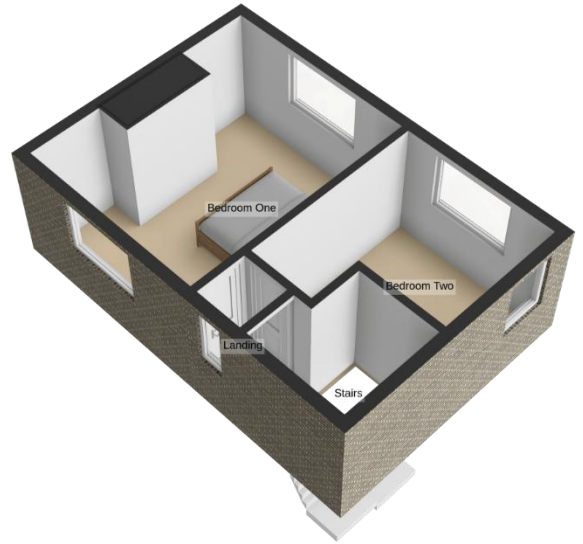
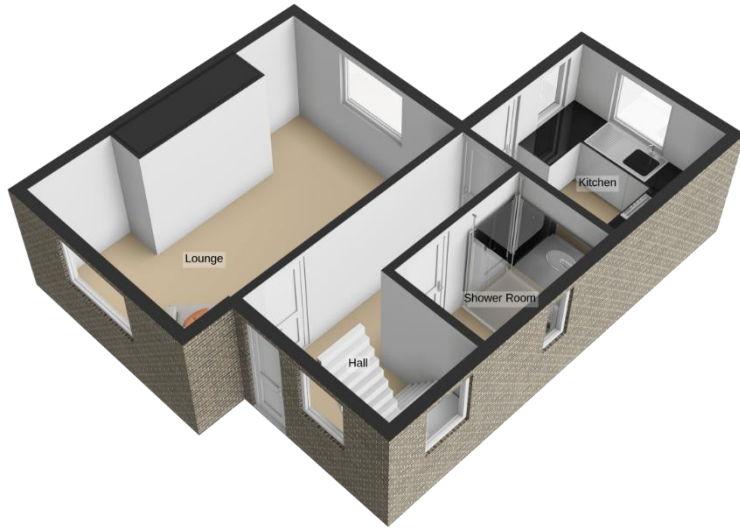
Property Info:

- Approx Square Footage - 633 (58.8 Sq m)
- EPC Rating - C
- Council Band - B
- Mains Connected - Electric, Gas, Water, Sewage
- Parking Arrangements - Front Driveway









Directions

East Avenue is found by turning right off Middlewich Road (leaving Northwich) No. 119 can be found far down on the left hand side.



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: B
- Parking Arrangements: Front Driveway

