



ROYAL FOX

... ultimate estate agency

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- Superbly Appointed
- Detached Character Home
- High Spec Interior
- Four Bedrooms
- Fabulous Games Room/Bar
- Bespoke Kitchen
- Car Port/Double Gates
- Park Views
- Close To Town Centre



BEAUTIFULLY APPOINTED CHARACTER DETACHED PROPERTY

HIGH SPEC INTERIOR - FOUR GENEROUS BEDROOMS - CAR PORT - DOUBLE GATES - SUPERB GAMES ROOM/BAR - QUALITY KITCHEN - OPEN VIEWS - CLOSE TO TOWN CENTRE.....

Royal Fox are excited to offer to the open market this delightful character cottage that provides spacious family accommodation presented to the highest of standards. Situated close to the town centre yet tucked away enjoying park/river views the property features gas fired central heating, UPVC double glazed windows, tiled flooring to the hallway, kitchen, dining room and games room, built in drinks bar and a stunning Inglenook fireplace inset with a multi-fuel burner to the lounge area.



**77 Whalley Road
Northwich**

**Offers in Excess of
£400,000**



ACCOMMODATION - Comprising briefly: entrance porch, reception hallway, lounge, separate dining room with patio doors to the rear garden, bespoke fitted kitchen with centre island, integrated triple oven, gas hob, extractor fan and space for an American style larder fridge/freezer. Utility room and guest WC is located off the kitchen. Furthermore, the downstairs also features a fabulous games room/cinema room with a built-in bar area. To the first floor are four generous bedrooms, main bedroom with built in robes to both alcoves and a modern four-piece bathroom suite with walk in shower and free standing rolltop bath.

OUTSIDE - To the front is a car port with storage space above, paved driveway and double wrought iron gates. To the rear is a paved courtyard style garden.

LOCATION - Situated within walking distance of Northwich town centre with its many amenities to include supermarkets, local independent shops, baron Quay with the Odeon cinema and the Memorial Hall entertainment center with swimming pool and gym. Park walks are literally on the doorstep and good access is afforded to the local primary schools.

Accommodation

Entrance Porch

Reception Hallway

Lounge 14' 7" x 11' 9" (4.45m x 3.59m)

Dining Room 10' 4" x 9' 5" (3.15m x 2.87m)

Breakfast Kitchen 14' 6" x 13' 10" (4.42m x 4.21m)

Utility Room 6' 6" x 8' 7" (1.98m x 2.62m)

Guest WC

Games/Cinema Room/Bar 13' 7" x 16' 10" (4.13m x 5.13m)

Drinks Bar 7' 11" x 7' 3" (2.41m x 2.22m)

First Floor Landing

Bedroom One 13' 10" x 9' 4" (4.21m x 2.85m)

Bedroom Two 11' 0" x 10' 9" (3.36m x 3.27m)

Bedroom Three 14' 8" x 8' 10" (4.48m x 2.69m)

Bedroom Four 7' 3" x 13' 7" (2.22m x 4.13m)

Family Bathroom/WC 6' 10" x 10' 4" (2.08m x 3.16m)

Property Information.

- Approx. Sq ft - 1523 - Sq m - 144.5
- Freehold
- Council Band - D
- EPC Rating - C
- Services Connected - Mains - Gas - Electric - Water - Sewer
- Parking - Drive/Car Port





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



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

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Whalley Road is off Percy Street which in turn is off Chester Way behind the Memorial Hall.

“Call The Fox NOW for your FREE valuation”



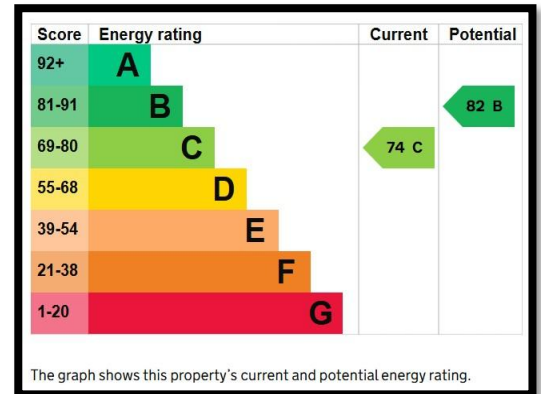
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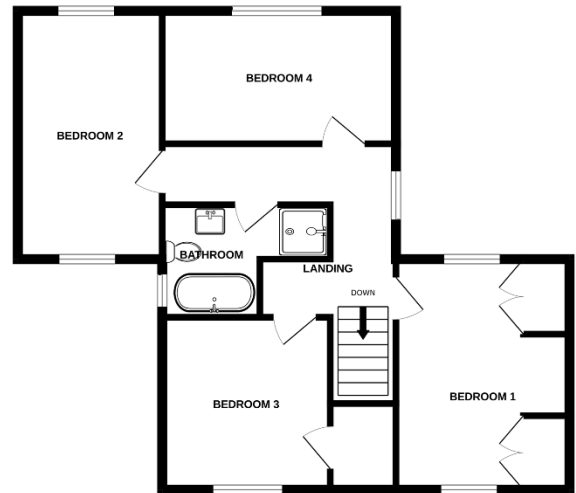
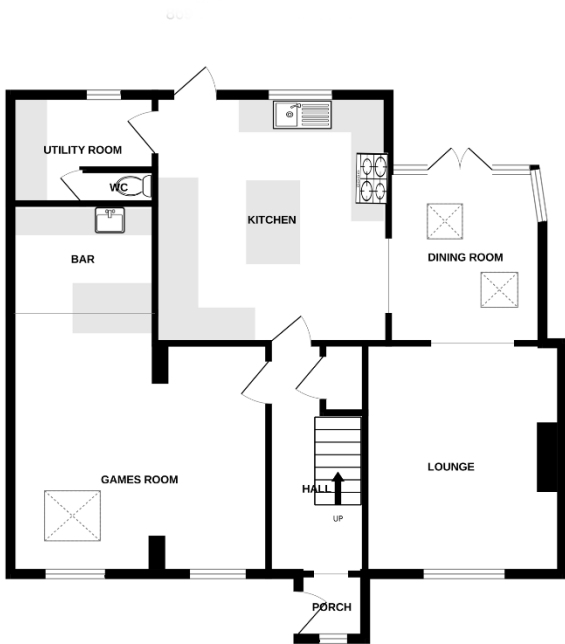
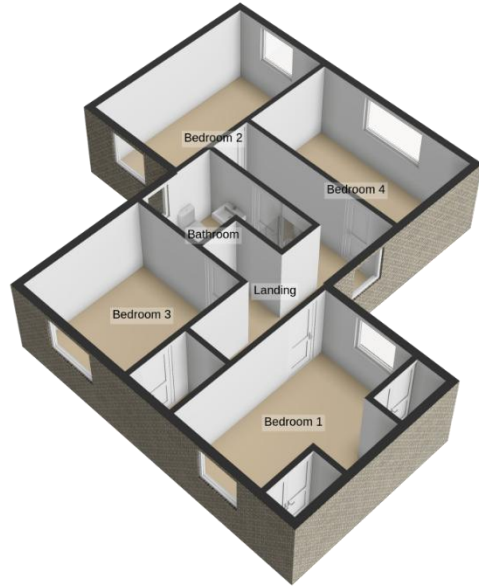
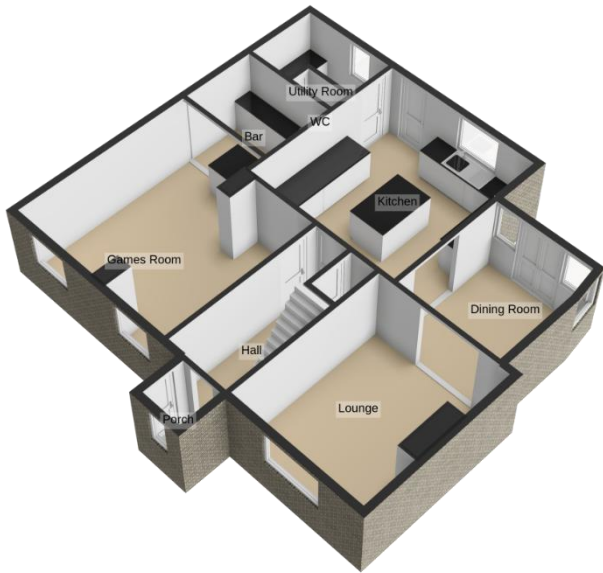


The Fox's Insight

- Tenure - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - D
- Parking Arrangements - Driveway Parking







TOTAL FLOOR