



ROYAL FOX

... ultimate estate agency

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- **Beautiful Detached Home**
- **Four Generous Bedrooms**
- **Extended Accommodation**
- **Converted Garage**
- **En-Suite & Guest WC**
- **Utility & Side Porch/Cloakroom**
- **Large Rear Garden**
- **Three Reception Rooms**
- **Immaculately Presented**



BEAUTIFULLY PRESENTED DETACHED FAMILY HOME - FOUR BEDROOMS - SIDE EXTENSION & CONVERTED GARAGE - GENEROUS GARDENS ...

Royal Fox Estates are delighted to offer this modern and immaculately kept family home, perfect for growing or established families after a home that they can enjoy from day one! No. 2 School Road North boasts generous, extended accommodation and a quality feel throughout.

ACCOMMODATION: The property comprises of ... To the ground floor: Entrance Hall, spacious lounge with MEDIA WALL, separate dining room, fitted breakfast kitchen with open archway leading to a rear hall. Off which is a guest WC & Utility room, in addition through the utility is a convenient side cloakroom/porch. To the first floor are four generous bedrooms with En-suite shower room to the principal bedroom. In addition is the main family bathroom/WC.

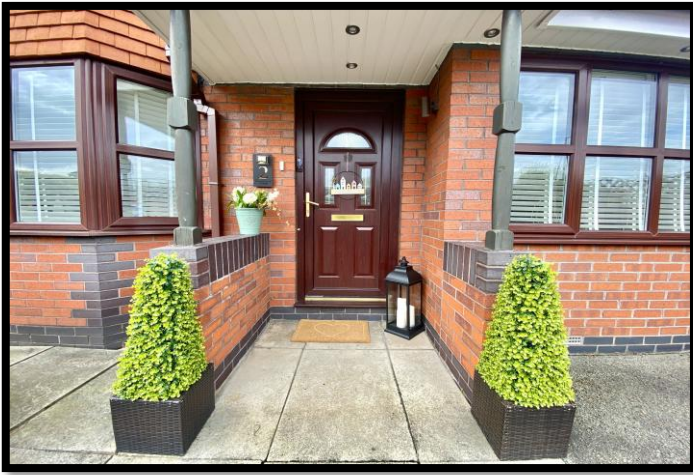
OUTSIDE: To the front is driveway parking suitable for two vehicles. At the rear is a generous enclosed rear garden with a large lawn space & patio area.

LOCATION: There is excellent direct access to the A556 leading onto the M6 & M56 motorway networks putting nearby cities within easy reach. The home falls into catchment areas for some of the top primary and high schools in the area including Rudheath and Leftwich. The town centre of Northwich is approx. three miles (5/10-minute car journey) and offers a wide range of shops and services from major supermarkets to independents outlets as well as Barons Quay development with multi screen Odeon cinema.



**2 School Road North
Rudheath Northwich**

**Offers in Excess of
£350,000**



Property Info:

- Approx Sq footage: 1393 (129.4 Sq m)
- Tenure: Freehold
- EPC Rating: C
- Council Band: E
- Parking Arrangements: Driveway

Accommodation

Entrance Hall

Lounge 16' 1" x 12' 10" (4.9m x 3.9m)

Family Room (Converted Garage) 16' 1" x 8' 6" (4.9m x 2.6m)

Dining Room 9' 10" x 8' 6" (3.0m x 2.6m)

Breakfast Kitchen 9' 10" x 10' 6" (3.0m x 3.2m)

Rear Hall

Utility Room 9' 10" x 5' 7" (3.00m x 1.7m)

Guest WC 3' 0" x 4' 6" (0.91m x 1.37m)

Side Cloakroom/Porch 9' 2" x 5' 7" (2.8m x 1.7m)

Landing

Bedroom 1 15' 1" x 13' 1" (4.6m x 4.0m)

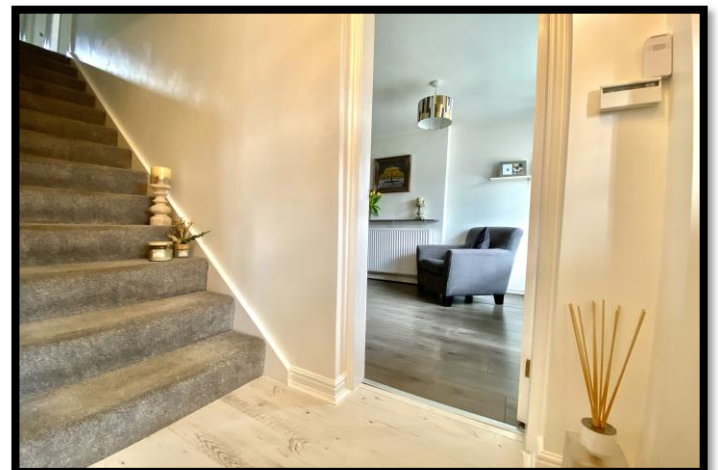
En-Suite Shower Room 5' 1" x 6' 6" (1.56m x 1.97m)

Bedroom Two 11' 2" x 8' 7" (3.4m x 2.62m)

Bedroom Three 10' 2" x 10' 2" (3.1m x 3.1m)

Bedroom Four 8' 7" x 8' 9" (2.61m x 2.67m)

Main Bathroom 6' 7" x 7' 1" (2.01m x 2.17m)





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



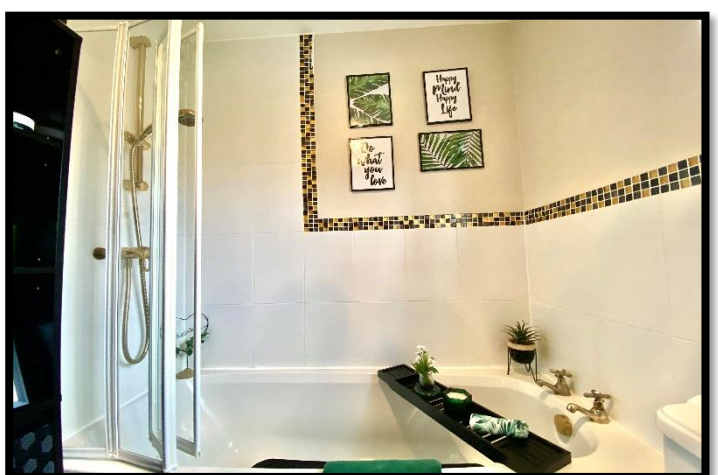
*"Ultimate Estate
Agency....From The Fox"*

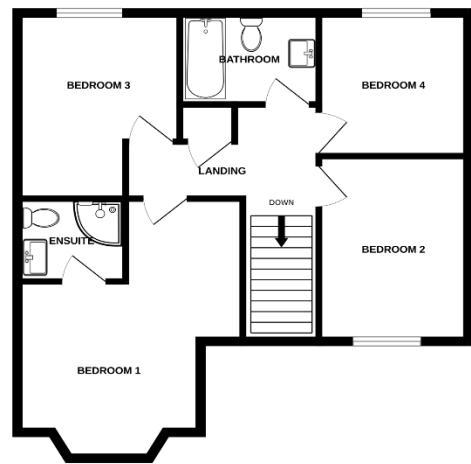
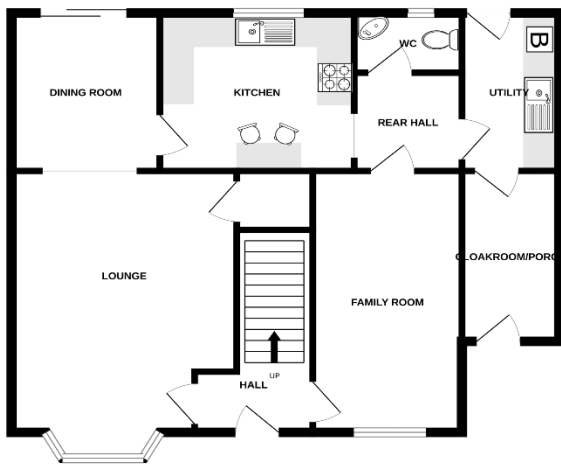
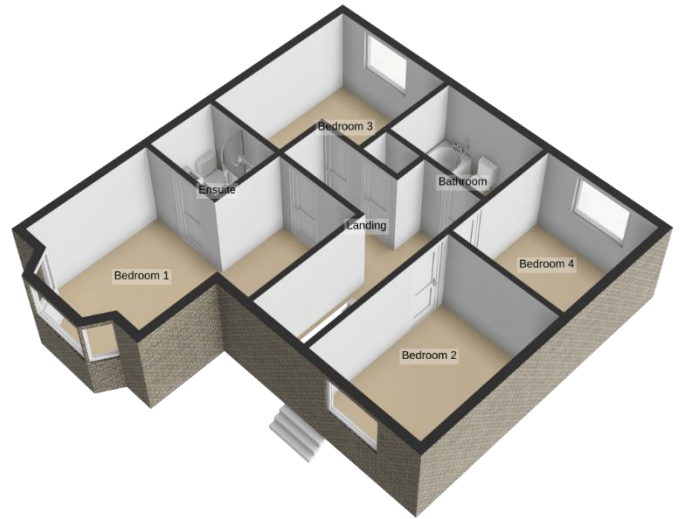
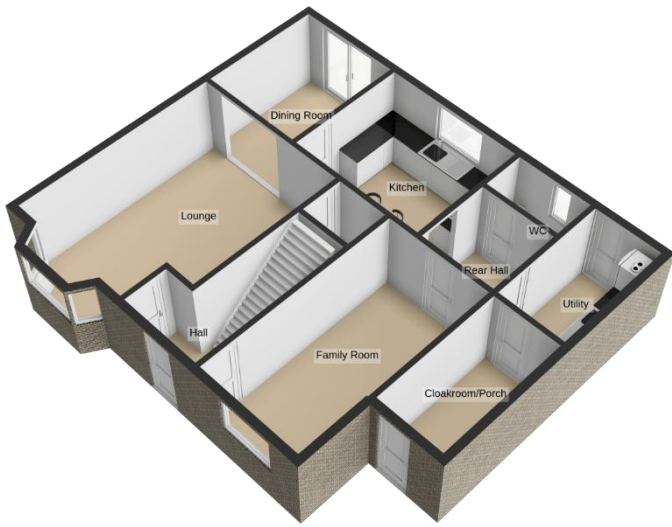
Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along Chester Way in the direction towards Northwich Railway Station. At the roundabout turn right onto Station Road and proceed to the traffic lights. Proceed straight on into Middlewich Road and carry on to the end. At the T junction with King Street turn right. Turn right again into School Road North.

“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: E
- Parking Arrangements - Front Driveway

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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