



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- **Substantial Dormer Family Home**
- **Four Bedrooms**
- **Large, Private Rear Garden**
- **Modern Interior**
- **Open Plan Kitchen/Diner**
- **Lounge & Family Room**
- **Downstairs Shower Room/WC**
- **Utility Room**
- **Driveway & Detached Garage**



IMPRESSIVE & SUBSTANTIAL FAMILY HOME - EXTENDED DORMER SEMI DETACHED - LARGE, PRIVATE REAR GARDEN - MODERN STYLISH INTERIOR ...

Royal Fox Estates are delighted to offer this absolute gem of a family home, presented beautifully as well as offering extensive accommodation and space inside and out. Positioned at the end of a small, quiet, select cul-de-sac this home truly ticks all the boxes for modern family living.

ACCOMMODATION: Comprising of ... To the ground floor: Entrance porch, hallway, spacious lounge featuring bay windows and wood burner, MODERN OPEN PLAN KITCHEN/DINER WITH BUILT IN APPLIANCES, off which is an open living area / family room, as well as a separate utility with plenty of counter top space and access out to the rear garden. There are two bedrooms on the ground floor as well as a shower room / WC with a walk-in unit. To the first floor are two further bedrooms, the principal bedroom benefitting from a large four piece En-suite and built in wardrobes.

OUTSIDE: To the front is a generous sized block paved driveway, double gates provide direct access to the rear containing a good size brick-built garage, as well as a truly impressive lawned rear garden - the garden is well enclosed, bordered by mature shrubs and trees giving excellent privacy.

LOCATION: As mentioned, the property sits at the end of a small cul-de-sac consisting of just 9 homes. Local amenities are within walking distance including convenience stores, bakery and local pub/takeaways. Also within walking distance is the village's railway station (Chester/Manchester line) and excellent access is provided via the A49 out to the motorway networks (M6 & M56) for commuters. the town centre of Northwich is a short (5-10 minute) drive away offering a wide range of national chains, independent outlets and almost all the major supermarkets - as well as multi screen Odeon cinema.



**9 Bridge Close
Cuddington Northwich**

£450,000



Property Info:

- *Approx. Sq footage: 1899 (174.7 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: TBC*
- *Council Band: C*
- *Parking Arrangements - Driveway*

Accommodation

Porch

Hallway 17' 1" x 6' 2" (5.21m x 1.87m)

Lounge 17' 1" x 20' 10" (5.20m x 6.36m)
Width Reducing to 3.91

Kitchen/Diner 13' 5" x 19' 9" (4.08m x 6.03m)

Family Room/Snug 14' 1" x 11' 9" (4.3m x 3.58m)

Utility Room 13' 10" x 7' 5" (4.21m x 2.25m)

Bedroom Two (Ground Floor) 14' 1" x 11' 9" (4.3m x 3.58m)

Bedroom Four (Ground Floor) 10' 8" x 13' 3" (3.25m x 4.05m)

Downstairs Shower Room/WC 8' 10" x 5' 3" (2.7m x 1.6m)

First Floor Landing 5' 9" x 6' 2" (1.75m x 1.88m)

Bedroom One (First Floor) 15' 3" x 13' 0" (4.66m x 3.96m)

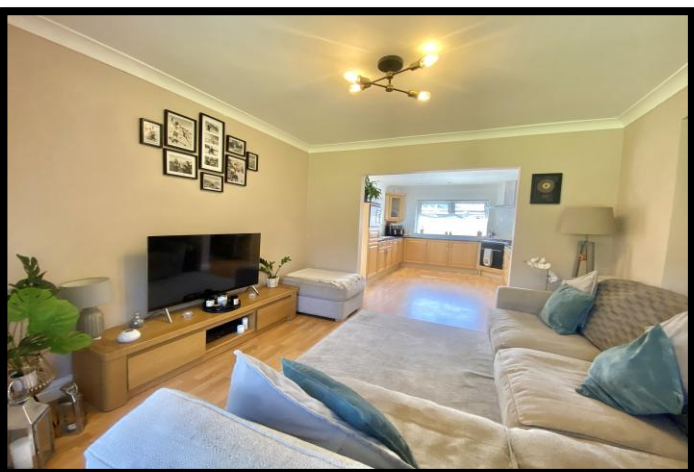
Bedroom Three (First Floor) 11' 7" x 13' 2" (3.54m x 4.02m)
Width Reducing to 2.03

En-Suite Bathroom (First Floor) 12' 6" x 6' 9" (3.81m x 2.07m)





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





Directions

From Northwich leave along London Road in the direction of Kingsmead and proceed to the A556 Chester Road. At the roundabout turn right onto the A556 in the direction of Chester. Pass the turning for Hartford & Weaverham and turn right along Norley Road towards Cuddington. Turn left before the parade of shops into Trickett Lane. At the junction turn right and right again onto Bridge Lane, Bridge Close is located off to the right.



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.



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



