ROYAL FOX

... ultimate estate agency

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- ***Spacious Semi Detached***
- ***2 Double Bedrooms***
- ***Impressive Plot / Large Rear Garden***
- ***Driveway Suitable for 3 Vehicles***
- ***Double Tandem Garage / Studio***
- ***EV Charging Point***
- ***Guest WC***
- ***Loft Room***
- ***Lots of Scope to Add* Further Value**

***ATTENTION FIRST TIME BUYERS - SPACIOUS SEMI DETACHED - IMPRESSIVE PLOT - LARGE REAR GARDEN - DOUBLE TANDEM GARAGE / STUDIO - FURTHER SCOPE TO ADD VALUE ...***

*Royal Fox Estates are pleased to offer this well-presented semi-detached home offering excellent internal and external space. Offered with no onward chain the home offers a great base and starting point for someone to make it their own as well as build on & add future value. Equipped with UPVC double glazed windows and doors and a modern combination boiler for gas fired central heating.*

**20 Parkfield Road**
**Northwich**

**£190,000**

## Accommodation

**Entrance Hall** *11' 11" x 5' 1" (3.62m x 1.56m)*

**Lounge** *11' 11" x 13' 6" (3.62m x 4.11m)*

**Breakfast Kitchen** *9' 4" x 13' 6" (2.84m x 4.11m)*

**WC** *4' 10" x 2' 11" (1.48m x 0.88m)*

**Outdoor Lean To**

**Double Tandem Garage / Studio** *23' 9" x 7' 8" (7.23m x 2.34m)*
Length total of both rooms

**First Floor Landing** *6' 4" x 5' 10" (1.94m x 1.79m)*

**Bedroom One** *8' 8" x 14' 3" (2.64m x 4.34m)*
Width to the wardrobes

**Bedroom Two** *10' 9" x 10' 7" (3.28m x 3.23m)*

**Main Bathroom** *5' 9" x 5' 11" (1.76m x 1.81m)*

**Loft Room**

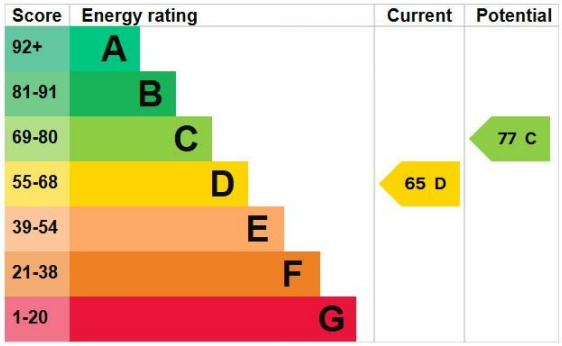
***ACCOMMODATION:*** *Comprising of ... To the ground floor: Entrance hall, Lounge, breakfast kitchen with pantry area & door through to the downstairs WC. Off the kitchen is a covered lean-to providing access to the rear garden, the garage/studio and down the side elevation to the front. To the first floor are two double bedrooms with fitted wardrobes to the main one. As well as the main bathroom with modern units and in-set television fitted above the bath. In addition is a useful loft room with fitted skylight, spotlights and sockets for power supply.*

***OUTSIDE:*** *To the front is a wide & durable stone gravel driveway suitable for up to three vehicles side by side. There is an EV charger point available on the right hand side. Gated access is provided to the rear down the side elevation to an excellent sized, low maintenance rear garden. The double tandem garage benefits from it's own fuse box & ample power supply, currently soundproofed and set up for use as a studio but offering lots of versatility & could be used as a home office, gym etc.*

***LOCATION:*** *The property is ideally positioned within short walking distance of the town centre and Northwich train station. (on the mid-Cheshire line with services to Chester & Manchester) Good access is provided via the A556 also to the main motorway networks (M6 & M56)*

***Property Info:***

- *Tenure: Freehold*
- *EPC Rating: D*
- *Council Band: B*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway*




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

*"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

From Middlewich Road leaving Northwich, cross the railway bridge and continue along over the mini roundabout. Take the second right onto Parkfield Road. No. 20 is located on the right 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

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- Class of Title. TBC
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