



ROYAL FOX

... ultimate estate agency

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Key Features

- Spacious Inner Terraced
- Three Generous Bedrooms
- Ideal Family Purchase
- Private Rear Garden
- Gas Central Heating
- Close To Primary School
- UPVC Double Glazed
- Modern Kitchen & Bathroom
- Popular Location



DECEPTIVELY SPACIOUS INNER TERRACED - IDEAL YOUNG FAMILY ACCOMMODATION - THREE GENEROUS BEDROOMS - POPULAR LOCATION CLOSE TO PRIMARY SCHOOL - PRIVATE REAR GARDEN.....

Royal Fox Estates are pleased to offer to the open market this ideal family property that provides spacious accommodation and benefits from gas fired central heating (combination system) and UPVC double glazed windows.



**41 Manor Road
Cuddington Northwich**

**Offers in Excess of
£200,000**



ACCOMMODATION - Comprising briefly: reception hallway, through lounge/diner, modern well fitted kitchen with built in appliances, three first floor bedrooms, modern bathroom with vanity wash hand basin and shower attachment over the bath and a separate WC.

OUTSIDE - To the front is a garden area and pathway, covered passageway gives access to the private rear garden with lawn, seating/patio areas and brick built outhouses.

LOCATION - The property is situated within a highly regarded residential area and is within easy walking distance of Cuddington Primary School, local shops/services and Cuddington railway station which is on the Manchester line. For the commuter by car easy access is afforded to the A49 with onward routes via the A556, M6 & M56 motorways to Manchester, Chester, Liverpool, Warrington and Manchester/Liverpool international airports. airports.

Accommodation

Reception Hallway 9' 10" x 9' 5" (3.00m x 2.86m)

Lounge/Diner 20' 1" x 12' 0" (6.13m x 3.66m)
reducing in width 2.87m

Kitchen 12' 8" x 9' 5" (3.87m x 2.87m)

First Floor Landing 4' 3" x 9' 2" (1.29m x 2.79m)

Bedroom One 11' 2" x 12' 0" (3.40m x 3.66m)

Bedroom Two 13' 10" x 7' 11" (4.21m x 2.42m)
increasing in width 3.46m

Bedroom Three 8' 2" x 9' 0" (2.49m x 2.74m)

Family Bathroom 5' 5" x 4' 9" (1.66m x 1.45m)

Sep WC 2' 5" x 5' 6" (0.74m x 1.67m)

Property Information

- Approx. Sq ft - 778 (73.8 sq m)
- Freehold
- Council Band - B
- EPC Rating - C
- Services - Mains - Gas - Electric - Water - Sewer
- Parking Arrangements - On Street





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



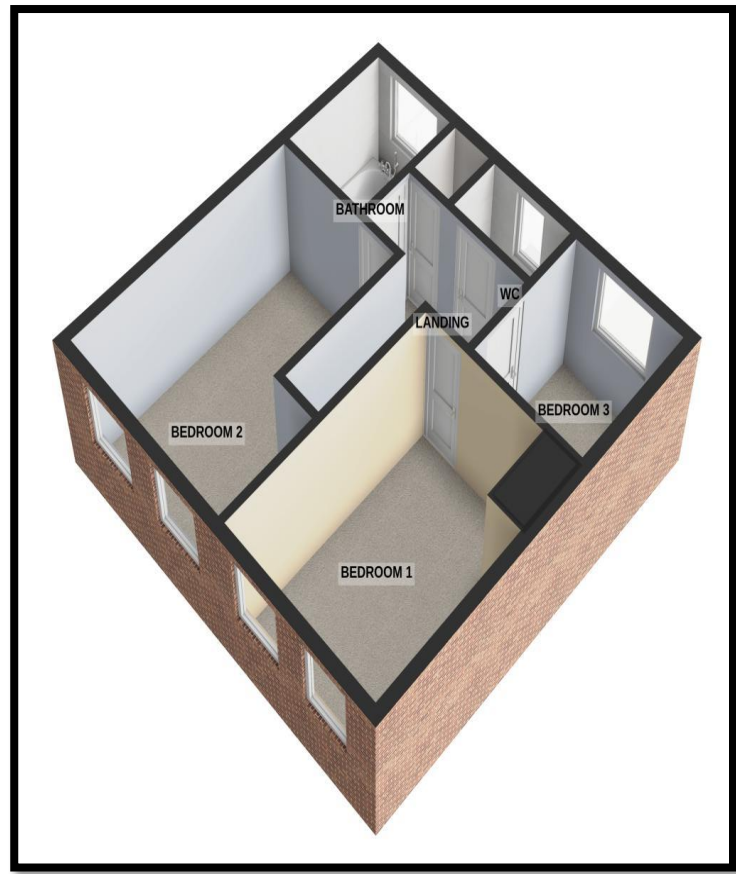
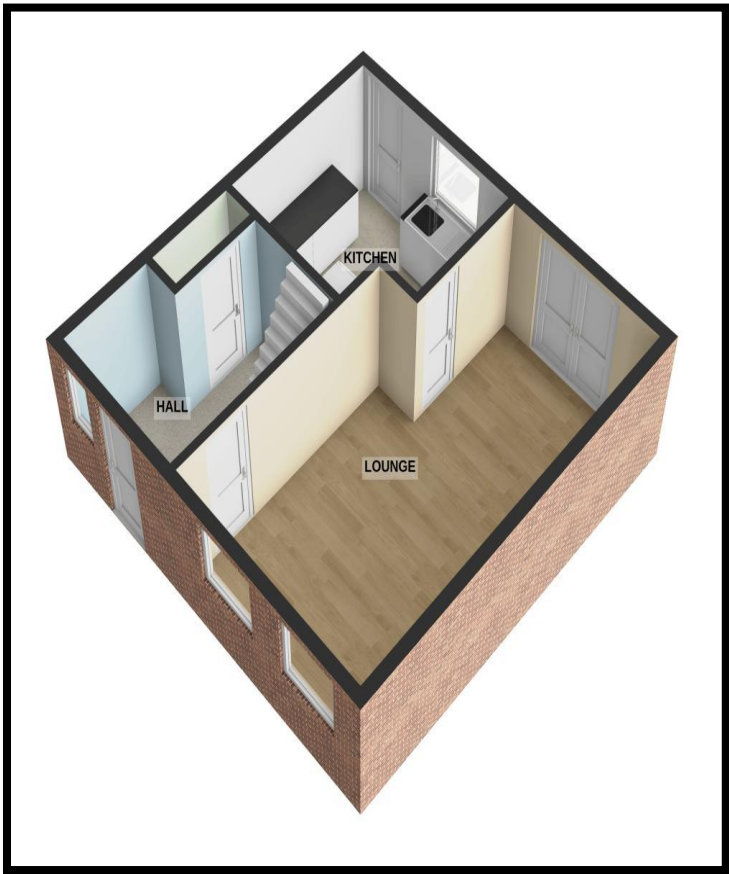
*"Ultimate Estate
Agency....From The Fox"*

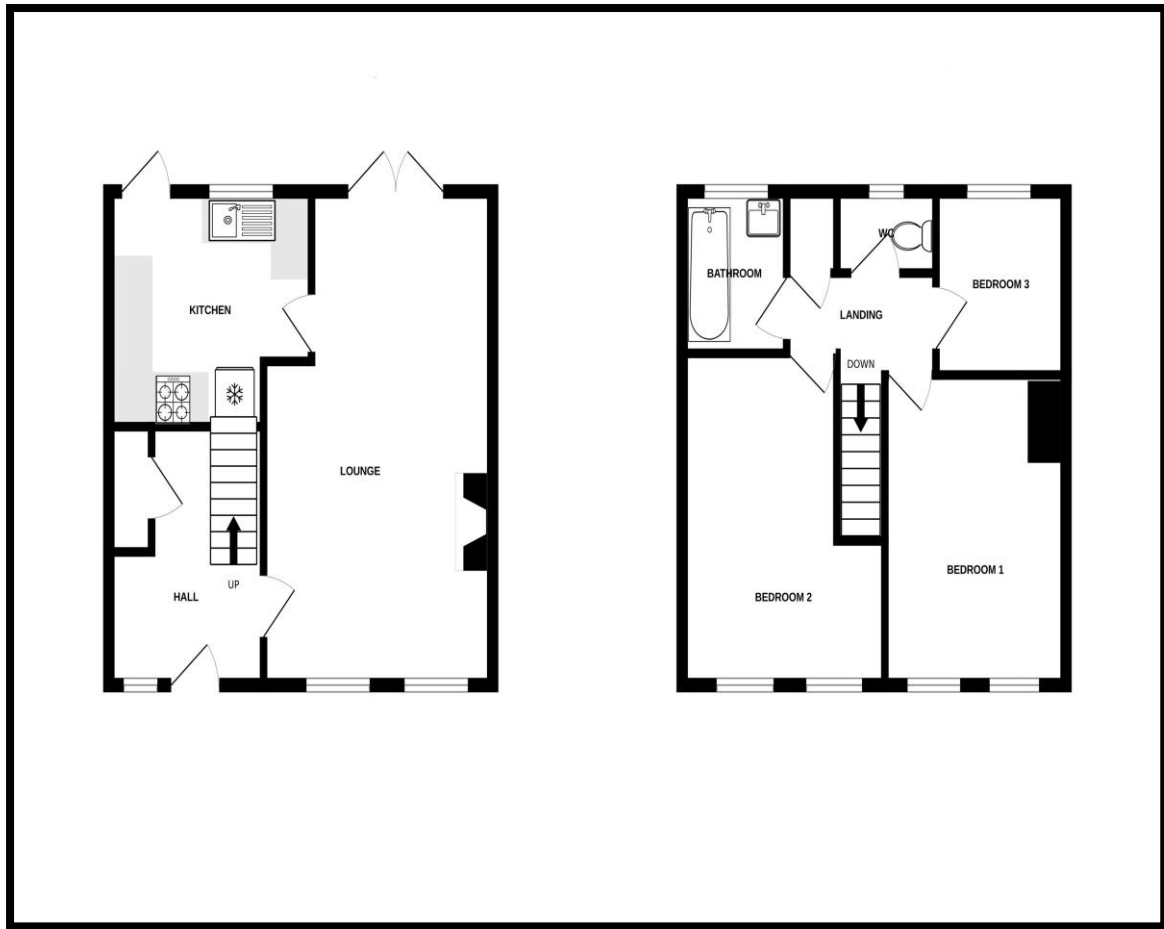
Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along London Road in the direction of Kingsmead. At the traffic lights bear right towards Kingsmead and proceed to the A556 Chester Road. At the roundabout with the A556 turn right in the direction of Chester, continue for around three miles turning right at Sandiway into Norley Road. Proceed to the A49 Warrington Road and turn left, follow the road and turn left just before the national speed limit sign onto Ash Road, take the first left onto Manor Road follow the road around and no.41 is located on the left 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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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