



ROYAL FOX

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- Spacious Semi Detached
- 3 Generous Bedrooms
- Excellent Size Plot
- Great Potential to Add Value
- Large Driveway & Garage
- D/S WC & Utility
- Modern Shower Room
- Low Maintenance Rear Garden
- Popular Location



SPACIOUS SEMI DETACHED - EXCELLENT SIZE PLOT - GREAT POTENTIAL & SCOPE TO ADD REAL VALUE - DRIVEWAY, GARAGE & GARDENS ... Royal Fox Estates are pleased to offer this well cared for three bedroomed home. Whilst in need of some modernisation internally, the property boasts an enviable plot with ample space front & rear giving a wide range of scope for prospective buyers to make their own & add real value. No. 15 Beech Hayes Drive benefits from gas fired central heating & UPVC double glazing throughout & available to purchase with **NO ONWARD CHAIN**.

ACCOMMODATION: Comprising of ... To the ground floor: Entrance hall, lounge/diner, fitted kitchen, large conservatory, rear porch & downstairs W/C / Utility. To the first floor are three good sized & well proportioned bedrooms, as well as a modern shower room with walk in unit.

OUTSIDE: To the front of the property are gardens & a **LARGE PRESSED CONCRETE DRIVEWAY** giving ample parking space, the drive proceeds down the side elevation with a detached single garage to the bottom. To the rear is a lovingly maintained, enclosed rear garden with several stone cobbles, mature trees & gazebo seating area.

LOCATION: Weaverham village is surrounded by beautiful Cheshire countryside and many outdoor leisure activities are literally on the doorstep to include Delamere Forest, Go Ape & Marbury Park. The property is well located being only a short distance from the village centre, where a good range of shops and local services can be found. Highly rated primary and secondary schools are also located within the village. For the commuter, excellent access is afforded to the A49 with onward links to the A556, M56 and M6 motorways.



**15 Beech Heyes Drive
Weaverham Northwich**

**Guide Price
£215,000 - £220,000**



Property Info:

- *Approx Sq ft - 1235 (114.7 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: D*
- *Council Band: B*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway & Garage*

Accommodation

Entrance Hall 5' 1" x 10' 8" (1.56m x 3.26m)

Lounge/Diner 20' 5" x 13' 4" (6.22m x 4.07m)

Kitchen 10' 11" x 10' 5" (3.34m x 3.18m)

Conservatory 11' 1" x 15' 9" (3.37m x 4.79m)

Utility/WC 6' 9" x 4' 8" (2.05m x 1.43m)

Landing 8' 11" x 9' 6" (2.73m x 2.89m)

Bedroom One 11' 4" x 13' 7" (3.45m x 4.15m)

Bedroom Two 11' 4" x 9' 7" (3.45m x 2.91m)

Bedroom Three 9' 8" x 8' 3" (2.95m x 2.52m)

Shower Room/WC 9' 8" x 8' 0" (2.95m x 2.43m)

Single Garage





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



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

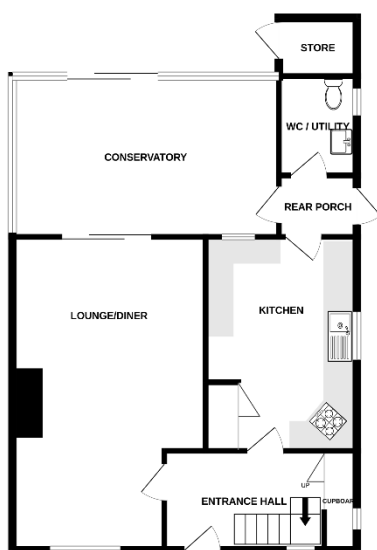
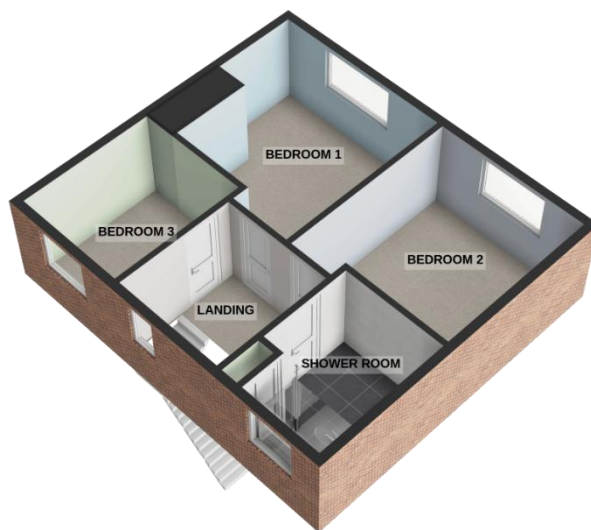
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Entering Weaverham from Northwich Road, turn right onto Keepers Lane. Take the first left onto Meadow Road followed by the first right onto Beech Hayes Drive.

“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: B
- Parking Arrangements: Driveway & Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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