



ROYAL FOX

... ultimate estate agency

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- **Inner Terraced Home**
- **Two Double Bedrooms**
- **Two Reception Rooms**
- **Modern Kitchen & Bathroom**
- **Quality Fixtures & Fittings**
- **Underfloor Heating**
- **Utility Room**
- **Low Maintenance Rear Garden**
- **Extremely Popular Location**



BEAUTIFUL INNER TERRACED HOME - 2 DOUBLE BEDROOMS - UNDERLOOR HEATING - IMMACULATE THROUGHOUT - ONE NOT TO BE MISSED ...

Royal Fox Estates are delighted to offer this superbly presented terraced home, comprehensively improved by the current owners & ready to be walked into and enjoyed from day one. Sporting modern fixtures/fittings and details rarely seen on properties of this type, this special home really must be seen to be appreciated.



**45 Moreton Street
Northwich**

Guide Price

£180,000



Accommodation

Front Reception/Dining Room 10' 6" x 11' 6" (3.2m x 3.5m)

Rear Reception/Lounge 11' 8" x 11' 6" (3.56m x 3.5m)

Kitchen 9' 10" x 6' 8" (3.0m x 2.03m)

Utility Room 7' 4" x 6' 8" (2.23m x 2.03m)

First Floor Landing

Bedroom One 10' 3" x 11' 6" (3.12m x 3.50m)
Width Measuring to Fitted Wardrobes

Bedroom Two 11' 9" x 10' 8" (3.59m x 3.25m)

Bathroom / WC 10' 2" x 6' 11" (3.11m x 2.12m)

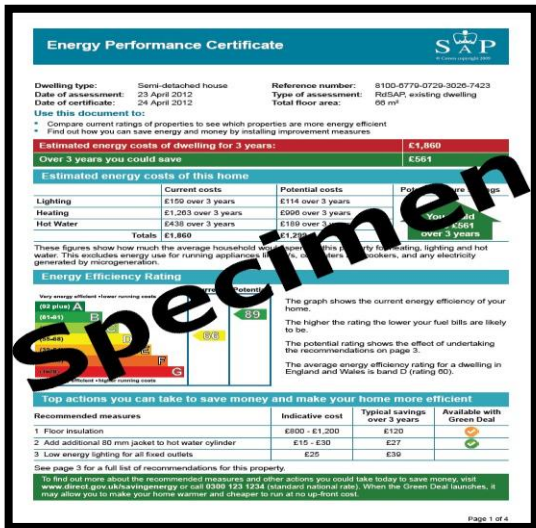
ACCOMMODATION: Comprising of.. To the ground floor: Front reception dining room, Spacious lounge, Modern fitted galley kitchen with **built in appliances inc. under counter fridge, oven/induction hob & dishwasher, with underfloor heating installed.** Off the kitchen is an excellent sized utility room giving space for washing machine, dryer and a freestanding fridge/freezer as well as plenty countertop space/cupboards. To the first floor are two large double bedrooms with fitted robes to bedroom one & built in storage to bedroom two. As well as a contemporary four-piece bathroom/WC also with **underfloor heating & LED mood lighting.**

OUTSIDE: To the front is a walled forecourt. At the rear is a smart & spacious block paved garden with outhouse/garden room providing excellent storage space.

LOCATION: Moreton Street is positioned close to the villages local shops & takeaways as well as being within walking distance / a short drive to Northwich Town Centre, offering a wide array of national chains, independent outlets and major supermarkets. Good access is afforded out of Northwich to the A556 & onto the M56/M6 motorway networks.

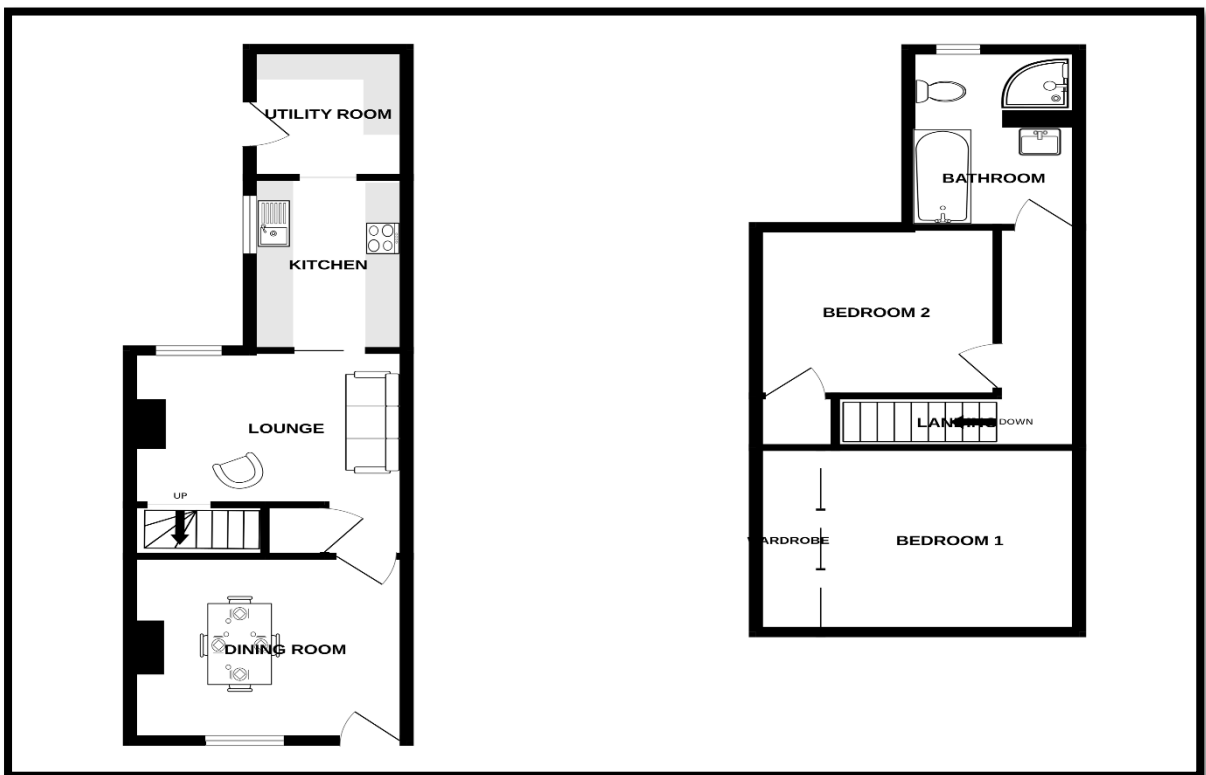
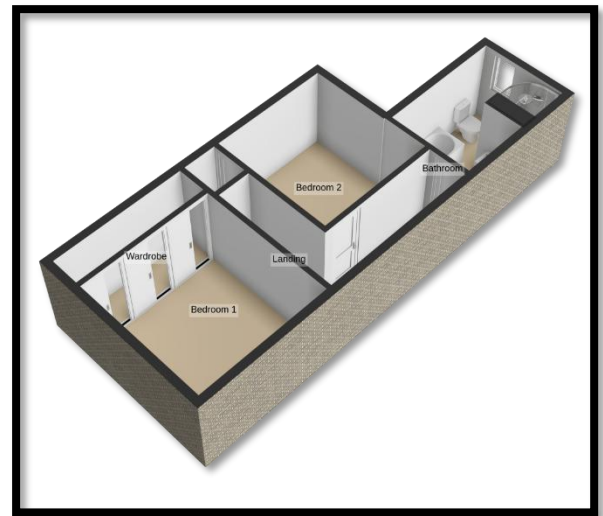
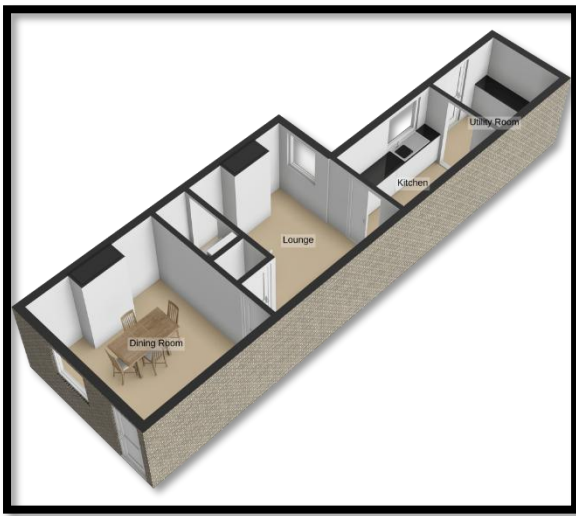
Property Information:

- Approx. Square Footage 765 (71.1 Sq m)
- Tenure: Freehold
- EPC Rating: TBC
- Council Band: A
- Mains Connected: Electric, Gas, Water, Sewage











Directions

From Northwich leave along the one way system towards Castle, cross over the bridge and at the traffic lights turn right as going back towards Northwich centre. At the junction turn left into Winnington Lane and proceed up the hill passing the petrol station on your right hand side, carry on a little further and turn left into Moreton Street. No.45 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 No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: A
- Parking Arrangements: On Street

