



# ROYAL FOX

... ultimate estate agency

[www.royalfox.co.uk](http://www.royalfox.co.uk)

- Spacious Semi Detached
- Requires Modernising
- Three Bedrooms
- Generous, Attractive Rear Garden
- Gated Front Driveway
- Kitchen/Diner
- Scope to Add Value
- Excellent Transport Links
- Ideal First Buy / Young Family Purchase



**SPACIOUS SEMI DETACHED - EXCELLENT POTENTIAL - 3 BEDROOMS - ATTRACTIVE REAR GARDEN - GREAT FIRST / YOUNG FAMILY BUY ....** Royal Fox Estates are pleased to offer this well sized semi-detached home on a good sized plot offering ideal young family / first time buyer accommodation. While in need of modernisation the property boasts excellent internal & external space for a buyer to put their own stamp on and add real value.

**ACCOMMODATION:** The home comprises of: To the ground floor ... Entrance hallway, dual aspect lounge, downstairs combined shower room/WC & inner hall leading into a spacious kitchen/diner. To the first floor are three bedrooms.

**OUTSIDE:** Externally to the front is a gated front driveway & walled forecourt. Access is afforded down the side elevation to the rear of the property. At the rear is an attractive and well-maintained rear garden with lawned area, timber store shed with further useable space down the side elevation.

**LOCATION:** Fletcher Grove is located in Rudheath close to local shops and amenities with Tesco supermarket and Northwich train station within walking distance or a short drive to. There is a primary & high school, leisure centre, pubs and social club all within the village with the town centre of Northwich just a 5–10-minute drive away. Excellent access is afforded the the A556 leading onto the M6 & M56 motorway networks putting nearby cities (Manchester/Chester/Liverpool) within easy reach.



**16 Fletcher Grove  
Rudheath Northwich**

**Asking Price  
£180,000**



### Property Info:

- *Tenure: Freehold*
- *Sq Footage: 856 (80.1 Sq m)*
- *EPC Rating: TBC*
- *Council Band: B*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway*

### Accommodation

**Entrance Hall** 12' 9" x 13' 0" (3.89m x 3.97m)  
Width Reducing to 1.21m

**Lounge** 16' 5" x 9' 9" (5.01m x 2.98m)

**Bathroom/WC** 12' 11" x 7' 7" (3.94m x 2.32m)

**Inner Hall -**

**Kitchen/Diner** 9' 5" x 15' 8" (2.87m x 4.78m)

**Landing** 5' 11" x 4' 10" (1.81m x 1.48m)

**Bedroom One** 15' 8" x 8' 10" (4.78m x 2.70m)

**Bedroom Two** 9' 1" x 11' 4" (2.76m x 3.45m)

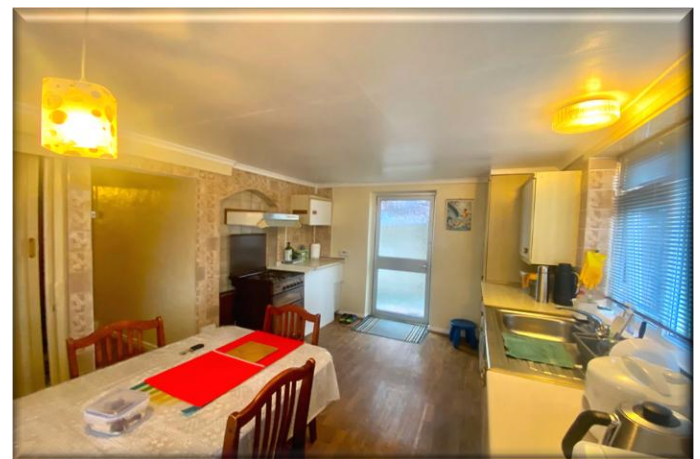
**Bedroom Three** 8' 3" x 7' 7" (2.52m x 2.32m)







*"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**

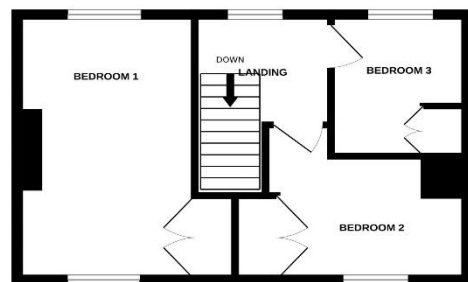
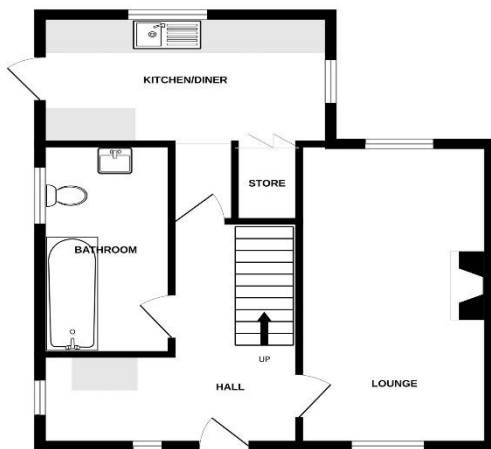
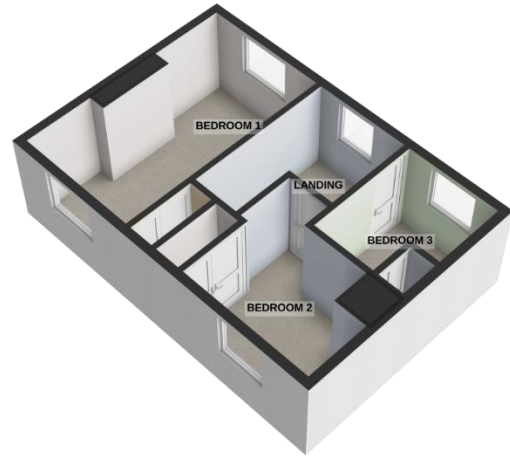
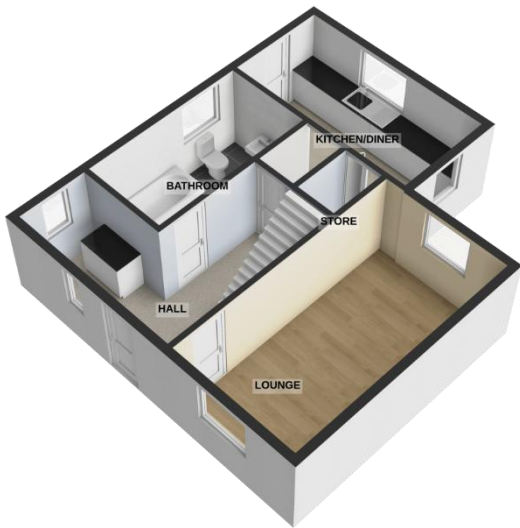
**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**











## Directions

From Northwich leave along Middlewich Road in the general direction of Rudheath. Turn right into Shipbrook Road, turn left into Gadbrook Road. Turn right into Wright Avenue, turn right at the first roundabout, then turn left into Fletcher Grove.

***“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

### Energy Performance Certificate

**Dwelling type:** Semi-detached house  
**Date of assessment:** 23 April 2012  
**Date of certificate:** 24 April 2012

**Reference number:** 8100-6779-0729-3026-7423  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 66 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£1,860</b>
<b>Over 3 years you could save</b>	<b>£561</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£996 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
<b>Totals</b>	<b>£1,860</b>	<b>£1,299</b>	<b>You could save £561 over 3 years</b>

These figures show how much the average household would spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers, fridges, freezers, and any electricity generated by microgeneration.

### Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	
3 Low energy lighting for all fixed outlets	£25	£39	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.