



ROYAL FOX

... ultimate estate agency

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- Modern Detached Family Home
- Three Bedrooms
- Built 2009
- Private, South Facing Garden
- Allocated Parking
- En-Suite & Guest WC
- Cul-De-Sac Location
- UPVC Double Glazed & GFCH
- Excellent Transport Links



ATTRACTIVE & MODERN DETACHED FAMILY HOME - THREE BEDROOMS - EN-SUITE & WC - PRIVATE, SOUTH FACING GARDEN - IDEAL FAMILY PURCHASE ...

Royal Fox Estates are pleased to offer this spacious, well presented family home offering ample benefits and features to comfortably allow for modern day family living. Situated in a highly convenient location and positioned to take full benefit of the good plot size with allocated parking and generous garden getting plenty of light throughout the day.



**29 Cottage Close
Rudheath Northwich**

**Guide Price
£250,000**



Entrance Hall 11' 9" x 6' 9" (3.58m x 2.06m)

Guest WC 3' 11" x 6' 9" (1.2m x 2.06m)

Lounge 15' 8" x 10' 10" (4.77m x 3.31m)

Kitchen/Diner 15' 8" x 10' 11" (4.77m x 3.34m)

First Floor Landing 6' 0" x 12' 3" (1.82m x 3.74m)

Bedroom One 11' 9" x 13' 4" (3.58m x 4.06m)

En-Suite Shower Room 5' 7" x 7' 8" (1.69m x 2.33m)

Bedroom Two 9' 9" x 12' 0" (2.96m x 3.67m)

Bedroom Three 6' 11" x 8' 8" (2.11m x 2.64m)

Family Bathroom 6' 11" x 7' 8" (2.11m x 2.33m)

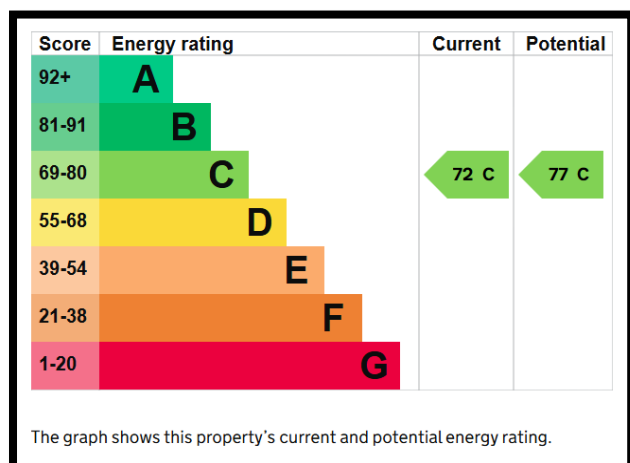
ACCOMMODATION: Comprising internally of ... To the ground floor - Entrance hall, dual aspect lounge, fitted dining kitchen with built in appliances & a downstairs guest WC. To the first floor are three bedrooms with en-suite shower room to the master. As well as a contemporary family bathroom/WC.

OUTSIDE: Allocated Parking is available to the rear of the property, to the front the boundary hedgerow raps round providing excellent screening with an attractive pillared canopy as you approach the front door. To the rear as mentioned is an walled, south facing rear garden offering excellent privacy with block paved patio & timber pergola covering the main seating area. The remaining garden laid to lawn as well as a large storage shed.

LOCATION: The property is located in a small and select residential development within the ever popular district of Rudheath. Excellent access is afforded to both primary and secondary schools and for the commuter the A556 is close by with onward links to the local motorway networks.

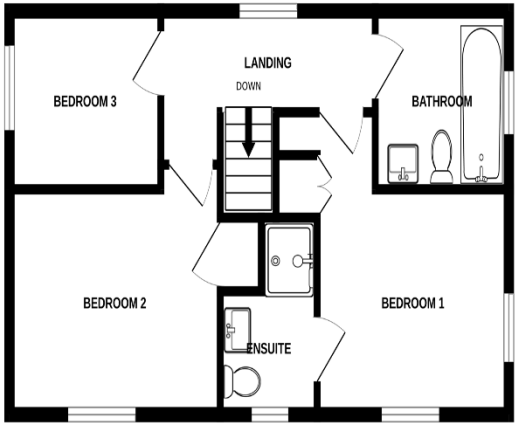
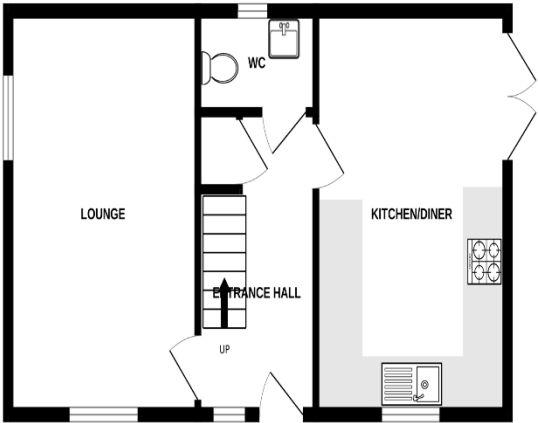
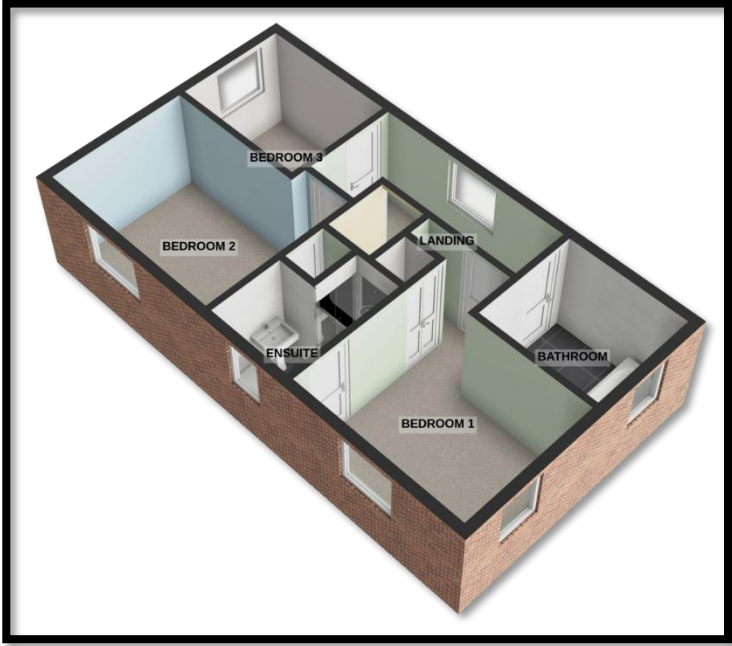
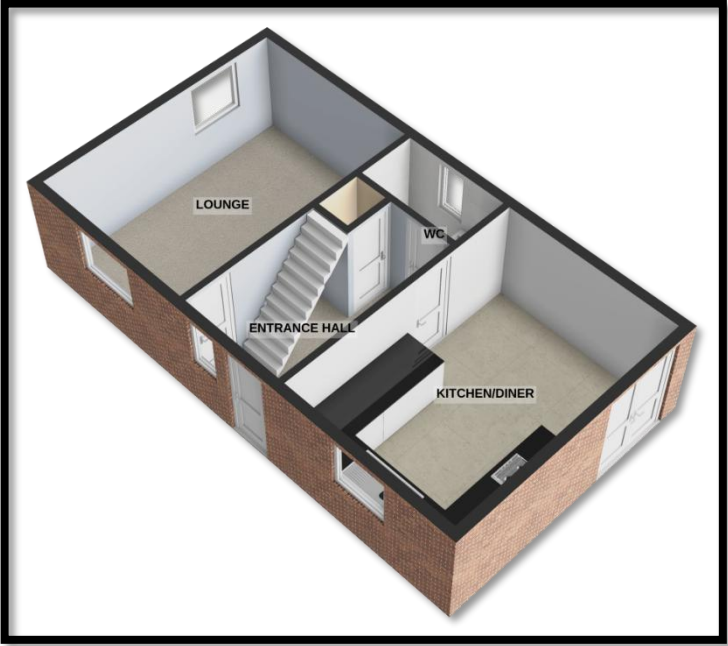
Property Info:

- Approx. Square Footage - 915 (84.1 Sq m)
- Tenure - Leasehold
- Length of Lease - 250 Years from 01/11/09
- Ground Rent - £50.00 PA
- Service/Estate Charge - Approx. £27 Per Month
- EPC Rating: C
- Council Band: D
- Services: Mains Electric, Gas, Water, (Meter) Sewage
- Parking Arrangements: Allocated











The Fox's Insight

- Tenure: Leasehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, (Meter) Sewage
- Council Band
-

Directions

From Northwich leave along Middlewich Road passing Northwich Railway Station. Proceed to the end and at the T junction turn left onto the A530 Griffiths Road. Turn first left into Cottage Close.



***"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.