



ROYAL FOX

... ultimate estate agency

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- **Beautiful Detached True Bungalow**
- **Significantly Improved**
- **Three Bedrooms**
- **Modern Fitted Kitchen**
- **Fabulous Four-Piece Bathroom**
- **Central Dining Hall**
- **Large Driveway & Double Gates**
- **Generous South Facing Garden**



BEAUTIFUL DETACHED TRUE BUNGALOW - EXTENDED TO THE REAR - 3 BEDROOMS - SIGNIFICANTLY IMPROVED - SOUTH FACING GARDENS ...

Royal Fox Estates are delighted to offer this spacious detached true bungalow that has undergone extensive improvement and refurbishment over the recent years both internally & externally. 'The Arches' enjoys a rural location in the heart of Marston whilst being conveniently close to the town centre, transport links, Pickmere lake & Budworth mere.



**The Arches Marston Lane
Marston Northwich**

£350,000



ACCOMMODATION: Comprising of internally.. Entrance porch, central dining hall with direct access to the other rooms in the property. To the back is the main reception lounge & a quality fitted kitchen both providing access to the rear garden. To the right are two bedrooms & to the left is the master and a fabulous four piece family bathroom with corner bath and walk in shower unit. The inside of the property has been comprehensively refurbished by the current owners in just the last few years (to include the kitchen, bathroom, flooring, internal doors, boiler, upgraded electrics & more) to provide a home that can be enjoyed immediately.

OUTSIDE: To the front is a gravel driveway with plenty of space for two cars. At the rear is a generous & private south facing garden that wraps around the side elevation offering plenty of space. There is an elevated decking area & the exterior benefits from a fresh course of re-rendering.

LOCATION: As mentioned the property resides conveniently close to (Approx. five minute drive) The town centre of Northwich which offers a wide range of shopping facilities and amenities. Good access is afforded via the A556 with Manchester, Chester, Liverpool and Manchester International Airport being within easy commuting range. This property is within close proximity of lovely open countryside and local landmarks include Marbury Park, Mere Country Park, Trent & Mersey Canal, Pickmere Lake and the picturesque village of Great Budworth.

Property Information:

- Approx. Square Footage: 908 Square Ft. (87.9 Sq m)
- Tenure: Freehold
- Council Band: C
- EPC Rating: C
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Driveway

Accommodation

Entrance Porch 4' 2" x 9' 3" (1.27m x 2.81m)

Central Dining Hall 14' 5" x 9' 10" (4.4m x 3.0m)

Lounge 10' 10" x 15' 1" (3.31m x 4.59m)

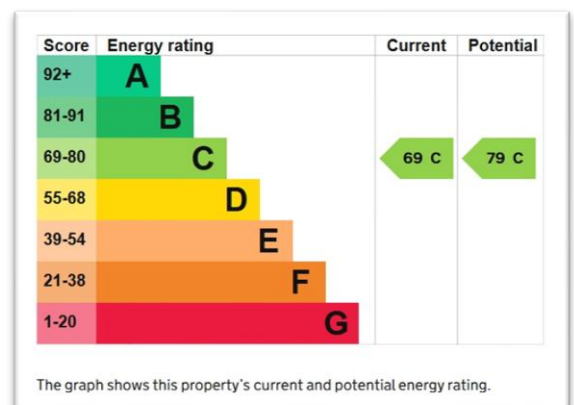
Kitchen 12' 10" x 10' 10" (3.9m x 3.3m)

Bedroom One 14' 6" x 8' 10" (4.43m x 2.7m)

Bedroom Two 12' 0" x 8' 8" (3.66m x 2.63m)

Bedroom Three 7' 7" x 8' 8" (2.31m x 2.63m)

Bathroom 8' 5" x 8' 10" (2.56m x 2.7m)





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

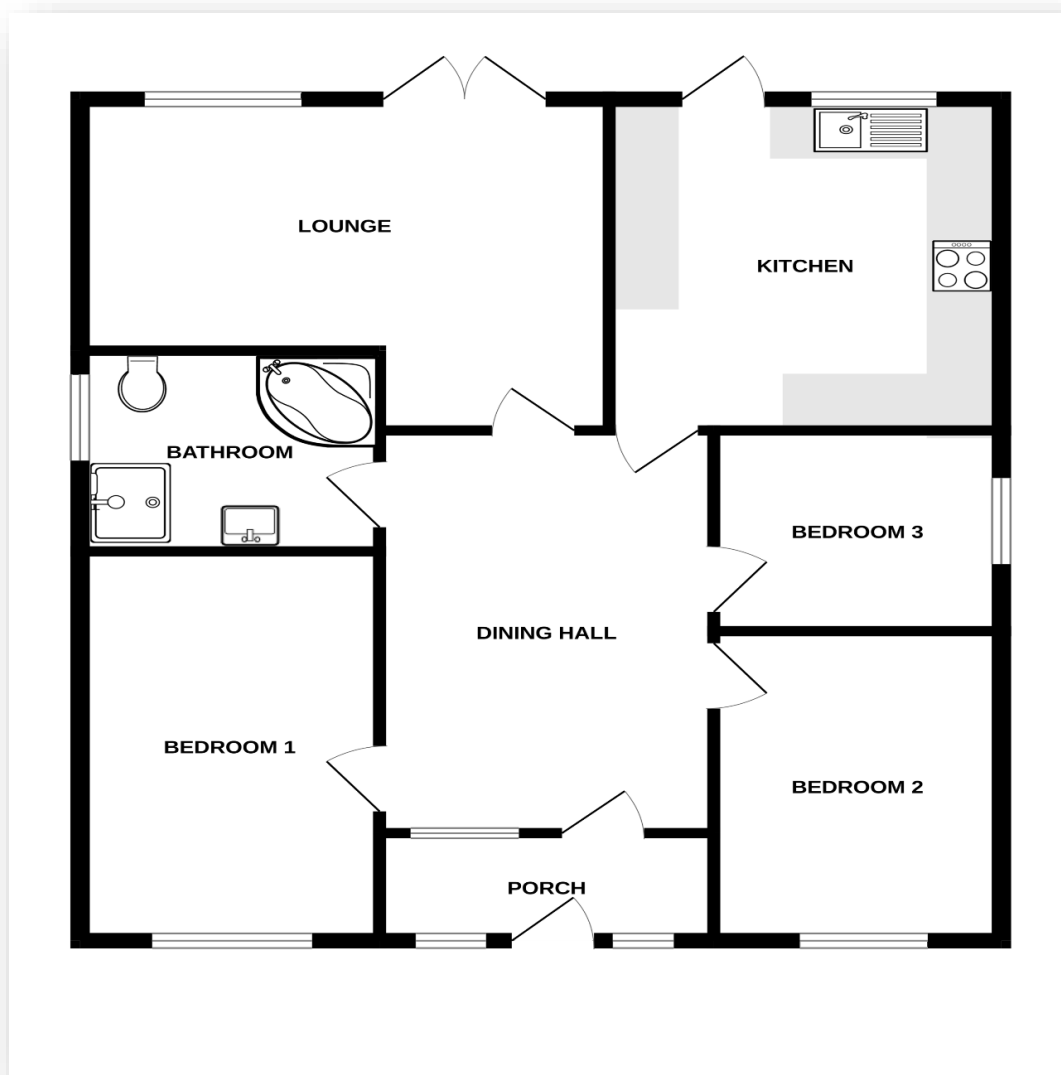
**Viewings : Northwich Office
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Directions

From Northwich leave along Chester Way in the direction of Northwich railway station. At the roundabout turn left onto the B5075 New Warrington Road which in turn becomes Ollershaw Lane. At the T junction with the A559 Marston Lane turn right, and the 'Arches' is located on the right 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
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- Class of Title. TBC
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