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- **Semi Detached House**
- **Three Generous Bedrooms**
- **Large Corner Plot**
- **Requires Updating**

- **Gas Central Heating**
- **Driveway & Garage**
- **UPVC Double Glazed**
- **Potential To Add Value**



**6 Mere Lane
Sandiway Northwich**

**Guide Price
£225,000**

SEMI DETACHED HOUSE - CORNER PLOT - NO ONWARD CHAIN - THREE BEDROOMS - REQUIRES UPDATING - POTENTIAL TO ADD REAL VALUE - DRIVEWAY PARKING - GARAGE.....

Royal Fox Estates are very pleased to offer to the open market this traditional semi-detached house that provides ideal family accommodation. Requiring works to update the property does however benefit from a modern combination gas central heating boiler, UPVC double glazed windows, modern shower room/WC and an updated electrical fuse box..

ACCOMMODATION - Comprising briefly: reception hallway, dual aspect lounge/diner, kitchen, rear hall with access to a storeroom/study area and separate WC. To the first floor are three generous bedrooms and a combined shower room/WC.

OUTSIDE - Standing in a corner plot with hedged gardens to three sides, driveway parking and detached garage.

LOCATION - Sandiway is a small village to the west of Northwich and is located approximately 12 miles from Knutsford. This location is perfect for commuters via the A556 with onward links onto the North-West motorway networks. Rail connections in nearby Cuddington provide access to Chester and Manchester and Hartford station provides links to London and Liverpool. Excellent schools cater for all ages within the surrounding area and local shopping facilities are only a short stroll away.

Property Information

- Approx. 927 Sq ft. (87.7 Sq m)
- Freehold
- Council Band - B
- EPC Rating - TBC
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - Driveway & Garage

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- Tenure - Freehold
 - Title Number - TBC
 - Class Of Title - TBC
 - Mains Services Connected - Gas - Electric, Water, Main Sewer
 - Council Tax Banding - B
 - Parking Arrangements - Driveway & Garage

Directions

From Northwich leave along the A559 London Road. Bear right at the traffic lights onto Kingsmead and follow to the A556 Chester Road. Follow Chester Road in the direction of Chester passing Sandiway and turning right into Weaverham Road, turn left into Mere Lane and number 6 is located on the right hand side.

“Detailed property particulars, packed with photographs, descriptions and insight...”





Accommodation

Reception Hallway - 6' 11" x 11' 5" (2.11m x 3.49m)

Cloaks -

Lounge/Diner - 18' 4" x 13' 4" (5.60m x 4.07m)

Kitchen - 11' 0" x 10' 5" (3.35m x 3.18m)

Rear Hall -

Store Room/Study Area - 4' 4" x 8' 3" (1.32m x 2.51m)

WC - 5' 5" x 5' 0" (1.66m x 1.52m)

First Floor Landing - 6' 6" x 6' 11" (1.99m x 2.12m)

Bedroom One - 10' 2" x 12' 3" (3.09m x 3.73m)

Bedroom Two - 11' 1" x 10' 6" (3.38m x 3.20m)

Bedroom Three - 7' 11" x 9' 3" (2.41m x 2.81m)

Shower Room/WC - 6' 9" x 7' 2" (2.06m x 2.18m)





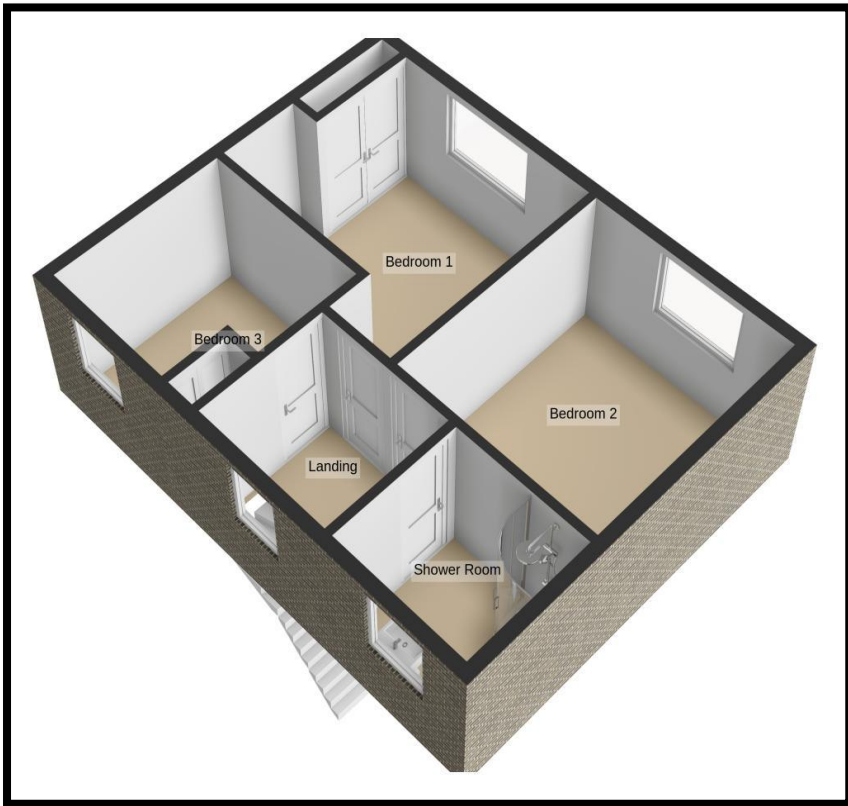
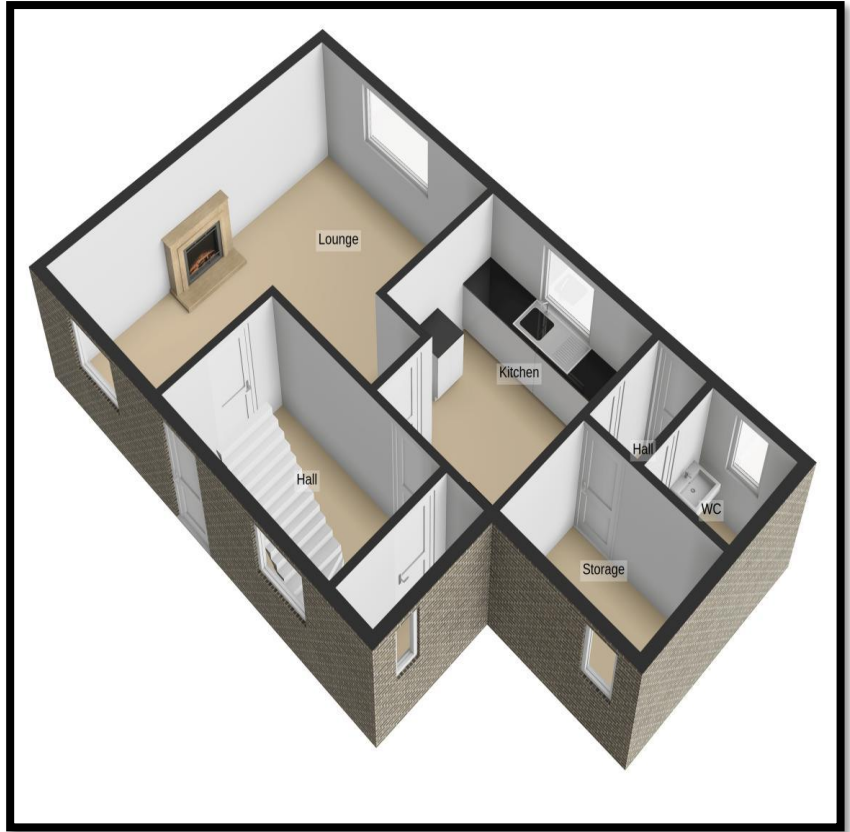
***"Ultimate Estate
Agency....From The Fox"***



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***"Professional, friendly service...
...with a smile"***





***“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.

Energy Performance Certificate



Dwelling type: Semi-detached house **Reference number:** 8100-6779-0729-3026-7423
Date of assessment: 23 April 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 April 2012 **Total floor area:** 66 m²

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

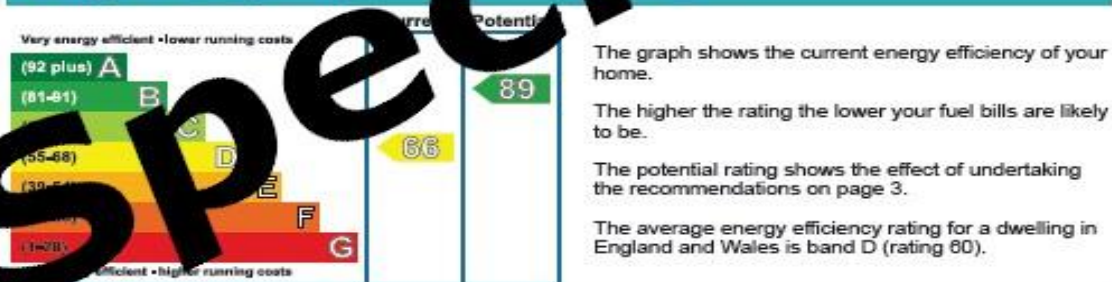
Estimated energy costs of dwelling for 3 years:	£1,860
Over 3 years you could save	£561

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	
Totals	£1,860	£1,299	You could save £561 over 3 years

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, cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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 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.