



ROYAL FOX

... ultimate estate agency

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- **Large Semi-Detached Home**
- **Double Storey Extension**
- **Four Bedrooms**
- **Family Bathroom & Sep. WC**
- **Generous & Private Rear Garden**
- **Victorian Style Conservatory**
- **Driveway & Integral Garage**
- **Spacious Accommodation**
- **Close to Schools/Amenities**



GREAT SIZED FAMILY HOME - DOUBLE STOREY EXTENSION - FOUR BEDROOMS - GENEROUS & PRIVATE REAR GARDEN ...

Royal Fox Estates are pleased to offer this spacious and well laid out family home offering excellent internal accommodation from growing and established families. As well as being ideally located close to highly regarded primary and secondary schools.

ACCOMMODATION: The property comprises of ... To the ground floor: Entrance Hall, spacious lounge with double doors leading into the Victorian style conservatory. Fitted kitchen with internal access to the large integral garage, approx. 19x10 ft offering excellent storage or the opportunity to convert into more living space.

OUTSIDE: There are gardens and a driveway to the front of the home. To the rear is a generous & private rear garden with patio & lawned areas, bordered by several mature trees and shrubs.

LOCATION: Ideally located for families Leftwich can boast having one of the best rated primary and secondary schools in the area. There are local amenities in the village including shops & Morrisons local. The town centre of Northwich is just a short drive away and offers a large selection of independent outlets, national chains, and most major supermarkets. The town centre hosts regular local events & has enjoyed substantial investment in recent history to include barons quay development and the multi screen Odeon cinema.



**5 Dunham Road
Northwich**

**Offers in Excess of
£235,000**



Property Info:

- *Tenure: Freehold*
- *EPC Rating: C*
- *Council Band: B*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway & Garage.*

Accommodation

Entrance Hall 7' 4" x 6' 6" (2.24m x 1.98m)

Lounge 19' 5" x 10' 2" (5.93m x 3.11m)

Kitchen 11' 9" x 7' 8" (3.57m x 2.34m)

Conservatory 11' 3" x 9' 1" (3.44m x 2.78m)

Integral Garage 19' 3" x 9' 7" (5.87m x 2.93m)

Landing 3' 4" x 11' 7" (1.01m x 3.54m)

Bedroom One 8' 10" x 14' 11" (2.7m x 4.55m)

Bedroom Two 10' 3" x 10' 2" (3.13m x 3.1m)

Bedroom Three 8' 0" x 8' 8" (2.43m x 2.63m)

Bedroom Four 8' 0" x 9' 6" (2.43m x 2.9m)

Main Bathroom 6' 0" x 7' 8" (1.83m x 2.34m)

First Floor WC 2' 8" x 6' 4" (0.81m x 1.93m)





*"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







Directions

Proceed out of Northwich along the (A559) Chester Way, continue through the one way system (A5509) Chester Way turning left at the traffic lights onto the (A533) London Road. Follow the road and at the traffic lights with London Road and Kingsmead bare left and continue along London Road towards Davenham. Before the traffic lights turn left onto Dunham Road and number 5 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

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- Class of Title. TBC
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



