



ROYAL FOX

... ultimate estate agency

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- **Modern Semi Detached**
- **Barratt Homes - Built 2022 - Maidstone Design**
- **3 Bedrooms**
- **En-Suite & Guest WC**
- **Generous & Private Rear Garden**
- **Kitchen/Diner**
- **Impeccably Presented**
- **Popular Location**
- **Freehold**



OFFERED AT EXCELLENT VALUE - FREEHOLD, MODERN SEMI DETACHED - WALK IN READY - 3 BEDROOMS - WC & EN-SUITE - GREAT SIZED REAR GARDEN - NO ONWARD CHAIN ...

Royal Fox Estates are pleased to offer this impeccably well cared for semi detached home ticking all the boxes for an excellent first time or young family purchase. Built in 2022 by Barratt homes to their 'Maidstone' design, the home sits in a quiet spot near the edge of the development with well proportioned internal accommodation and a generous plot size to front and rear.



**40 Medlock Street
Northwich**

**Offers in Excess of
£245,000**



Accommodation

Entrance Hall

Guest WC 5' 4" x 3' 1" (1.62m x 0.93m)

Lounge 16' 3" x 11' 10" (4.95m x 3.6m)

Kitchen/Diner 10' 6" x 16' 3" (3.2m x 4.95m)

First Floor Landing

Bedroom One 13' 9" x 8' 6" (4.20m x 2.59m)

En-Suite Shower Room 4' 6" x 8' 6" (1.36m x 2.59m)

Bedroom Two 10' 2" x 8' 6" (3.11m x 2.59m)

Bedroom Three 8' 9" x 6' 3" (2.67m x 1.91m)

Bathroom 5' 7" x 6' 3" (1.70m x 1.91m)

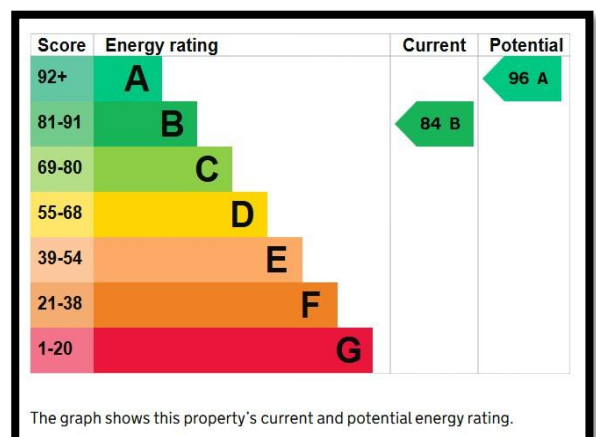
ACCOMMODATION: *Comprising of ... To the ground floor: Entrance hall, Guest WC, spacious lounge leading through to the modern dining kitchen with built in appliances and French doors leading to the rear garden. To the first floor are three bedrooms, the principle bedroom benefitting from En-suite shower room. As well as the main bathroom/WC.*

OUTSIDE: *To the front are gardens and a tandem drive suitable for two vehicles with access to the rear via the side elevation. The rear garden is a generous size and is well screened offering privacy.*

LOCATION: *The property enjoys a prime position within a small select residential development. Family friendly with excellent access to local amenities, schools and local facilities. For the commuter easy access is afforded to the A556 with onward links to the local motorway network. The town centre of Northwich is approx. 2.5 miles or a 10-minute drive offering a wide range of shops, supermarkets, local businesses and a multi-screen Odeon cinema.*

Property Info:

- *Approx. Square Footage: 807 (75.1 Sq m)*
- *Tenure:*
- *Freehold*
- *EPC Rating: B*
- *Council Band: C*
- *Service Charge: ... TBC*
- *Mains Connected: Electric, Gas, Water, (Meter)*
- *Parking: Driveway*





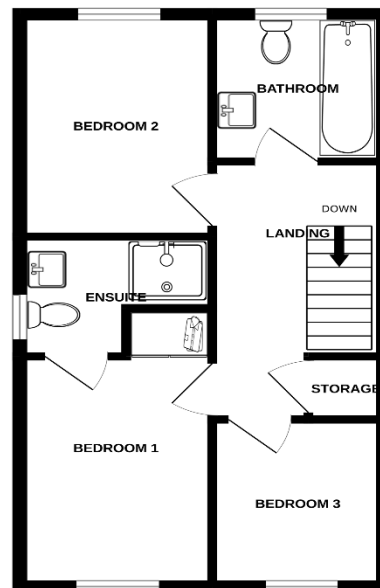
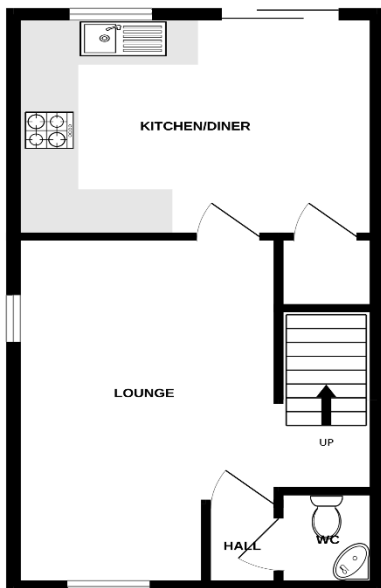
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along Chester Way in the general direction of Northwich Railway Station. At the roundabout turn right onto Station Road. Proceed straight on at the traffic lights onto Middlewich Road. Turn right onto Shipbrook Road proceed straight on passing Gadbrook Road and continue over the bridge, turn left onto Dane Road and turn left again onto Medlock Street, number 40 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
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water (Meter) Sewage
- Council Band: C
- Parking Arrangements: Driveway

