



# ROYAL FOX

... ultimate estate agency

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- Garden Fronted Terrace
- Two Bedrooms
- Cul-De-Sac Location
- Gas Central Heating
- Two Reception Rooms
- UPVC Double Glazed
- Ideal Starter Home
- Close To Railway Station



10 Herbert Street  
Lostock Gralam Northwich

Offers in Region of  
**£140,000 - £145,000**

## **GARDEN FRONTED MID TERRACED - SPACIOUS ACCOMMODATION - TWO BEDROOMS - IDEAL STARTER HOME –**

Royal Fox Estates are pleased to offer to the open market this garden fronted mid terraced house that provides spacious two bedroom accommodation that benefits from gas fired central heating (combination system) and Upvc double glazed windows.

ACCOMMODATION - Entrance Porch, lounge, dining room fitted kitchen, first floor landing, two bedrooms, combined bathroom/Wc with utility area.

LOCATION - Herbert Street is a no through road with stables and open farmland at its end. The property is conveniently located and within walking distance of both Lostock Gralam COE, primary school and Lostock Gralam railway station. For the commuter, excellent access is afforded to the A556 and onward motorway links.

OUTSIDE - The property has a small turfed forecourt and to the rear a private paved yard.

- Property Information.
- Freehold
- Council Band - A
- EPC Rating - D
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - On Street

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### **The Fox's Insight**

- Tenure - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - A
- Parking Arrangements - On Street

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### **Directions**

Leaving Northwich along A559 Manchester Road proceed towards Lostock Gralam, turn right at the traffic lights along Station Road and continue. Turn right again into Herbert Street and the subject property can be located on the right hand side and is clearly indicated by our distinctive Royal Fox 'For Sale' Board.

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





## Accommodation

**Entrance Porch** 3' 10" x 3' 9" (1.16m x 1.14m)

**Lounge** 13' 2" x 14' 6" (4.02m x 4.42m)

**Dining Room** 11' 2" x 11' 8" (3.40m x 3.55m)

**Kitchen** 9' 11" x 6' 3" (3.01m x 1.91m)

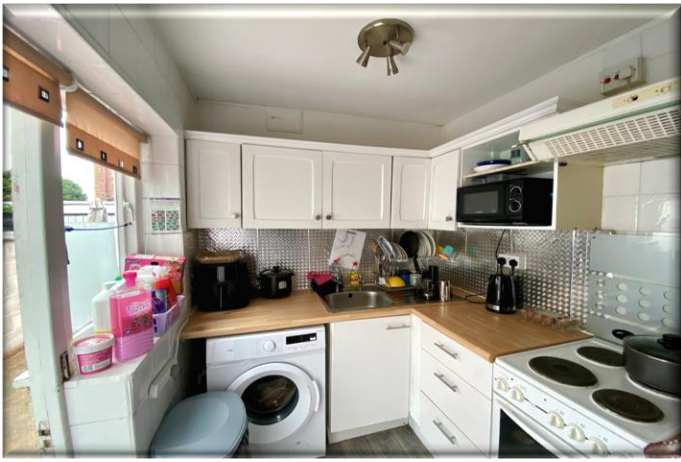
**First Floor Landing** 2' 7" x 6' 9" (0.79m x 2.06m)

**Bedroom One** 16' 1" x 7' 5" (4.90m x 2.26m)

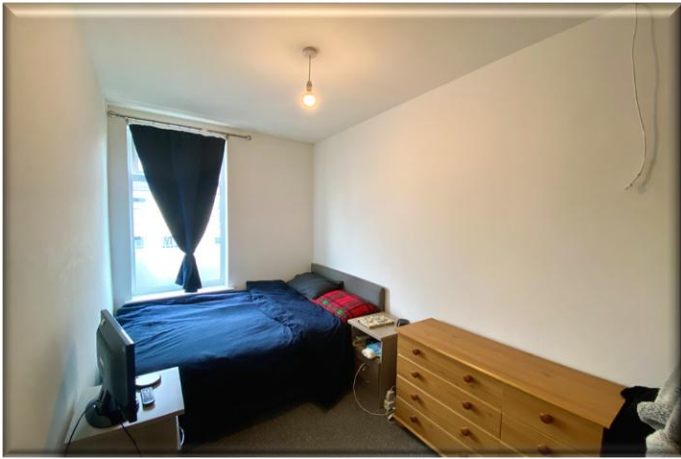
**Bedroom Two** 13' 1" x 6' 10" (3.99m x 2.09m)

**Bathroom/WC** 8' 2" x 11' 9" (2.50m x 3.57m)

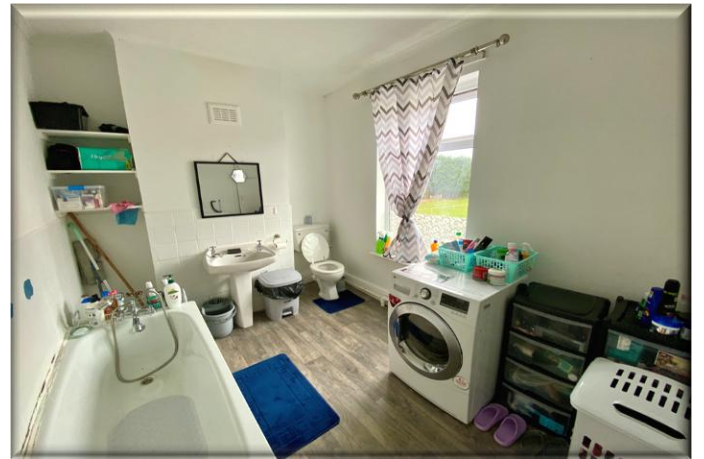




*"Put your property  
in our hands..."*



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

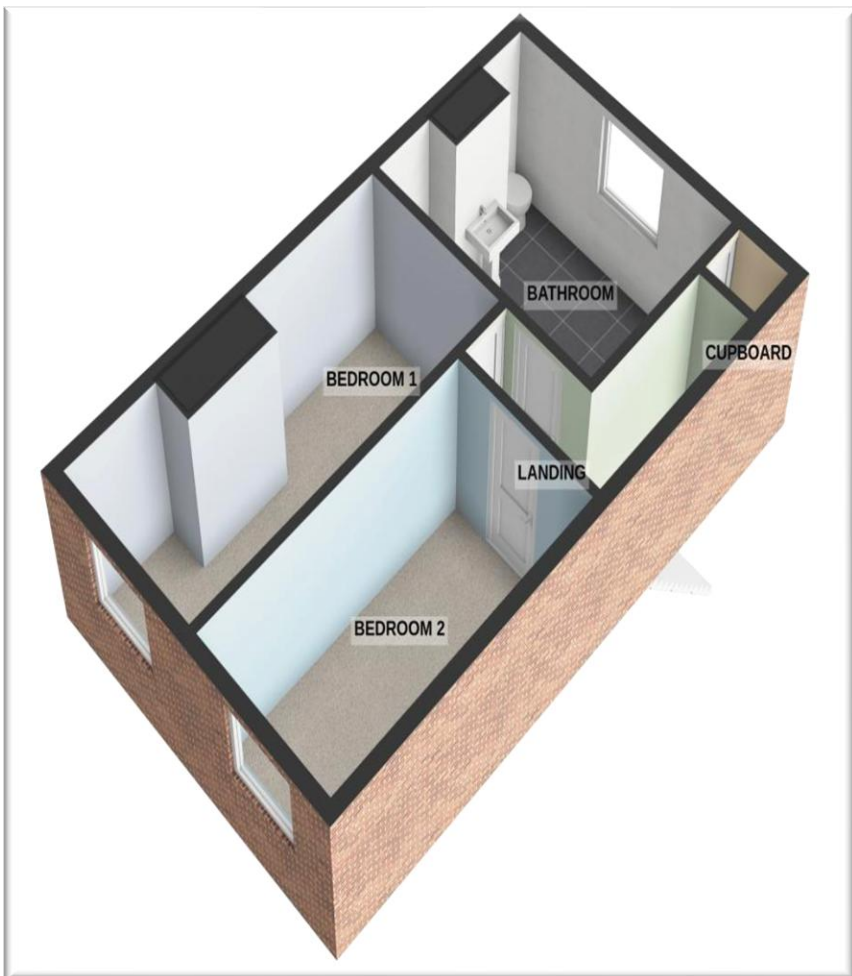
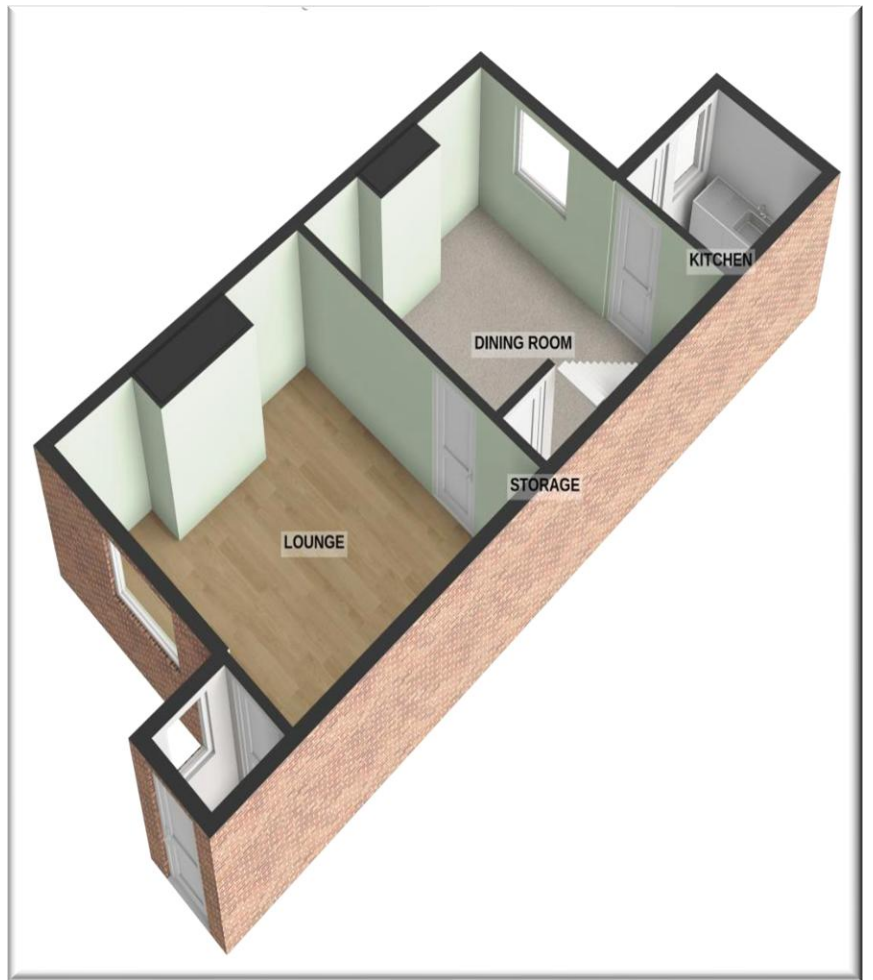


Viewings : Northwich Office  
34 High St, Northwich, Cheshire, CW9 5BE

Tel: 01606 44 0 44

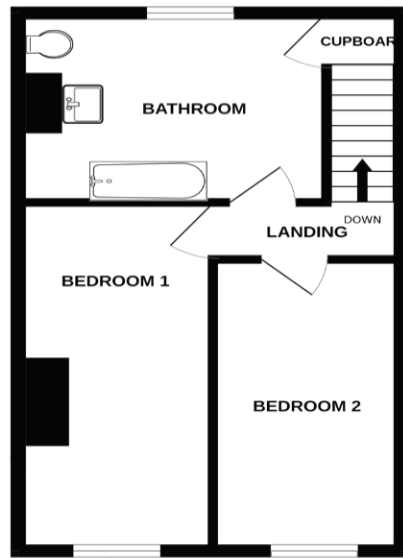
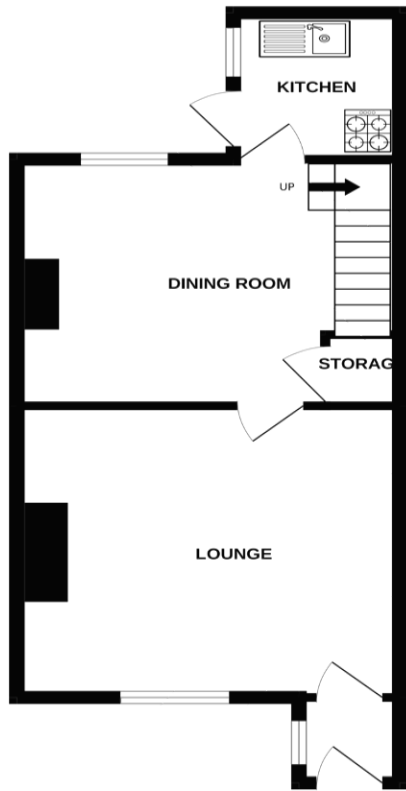
e: info@royalfox.co.uk





*“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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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