



ROYAL FOX

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- Superbly Appointed Detached
- Three Generous Bedrooms
- Corner Plot
- Two Reception Rooms
- Guest WC
- En-Suite
- Drive & Garage
- Gas Central Heating
- UPVC Double Glazed



BEAUTIFULLY PRESENTED MODERN DETACHED - THREE BEDROOMS - TWO RECEPTION ROOMS - ATTACHED SINGLE GARAGE/WORKSHOP - LANDSCAPED REAR GARDEN - EN-SUITE - GUEST WC - DRIVEWAY.....

Royal Fox Estates are very pleased to offer to the open market this **TURN KEY PROPERTY** that offers impeccable modern accommodation presented to the highest of standards. Ideally suited for a growing family the property features, media wall to the lounge, workshop/garage, gas fired central heating and UPVC double glazed windows.

ACCOMMODATION - The property comprises briefly: reception hallway, guest WC, dual aspect lounge, separate dining room, modern well fitted kitchen with **BUILT IN APPLIANCES**, three generous first floor bedrooms with en-suite and built in robes to the main bedroom and a further family bathroom/WC.

OUTSIDE - To the front is a lawned garden with hedge border and driveway for one car leading to the single attached garage with up and over door, power and lights. To the rear is a private enclosed landscaped garden with Astro turf and patio area.

LOCATION - The property is located within a extremely popular residential development built by Barrett Homes. Situated in the ever popular Winnington Village development, a wide range of local amenities can be found close to the property, including a Co-op store, Takeaway's, Bars, Hairdressers & Nursery to name but a few. Northwich Town Centre is just two miles away or a five minute car journey with it's large range of shops & services including many national supermarket chains & multi screen Odeon Cinema.



**1 Sunflower Way
Winnington Village
Northwich**

**Offers In Excess Of
£310,000**



Property Information

- Approx. Sq Ft - 1147 - Sq m - 105.5
- Freehold
- Council Band – D
- EPC Rating - C
- Services Connected - Mains - Gas - Electric - Water - Sewer
- Parking - Single Drive - Single Attached Brick Garage

Accommodation

Reception Hallway

Guest WC

Lounge 17' 11" x 10' 11" (5.46m x 3.33m)

Dining Room 11' 9" x 7' 8" (3.59m x 2.34m)

Kitchen 13' 9" x 9' 5" (4.20m x 2.87m)

Garage 17' 7" x 9' 0" (5.36m x 2.75m)

First Floor Landing

Bedroom One 15' 10" x 11' 2" (4.82m x 3.40m)

En-Suite 4' 11" x 7' 9" (1.49m x 2.35m)

Bedroom Two 14' 6" x 12' 10" (4.41m x 3.92m)

Bedroom Three 7' 7" x 7' 1" (2.31m x 2.17m)

Family Bathroom/WC 6' 8" x 5' 11" (2.04m x 1.80m)



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



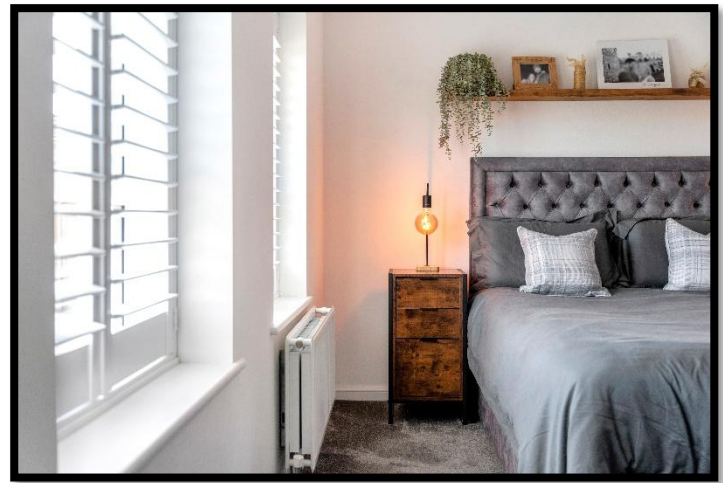
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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Directions

From Northwich town centre leave along the A533 Winnington Lane towards Barnton. Pass the petrol station on the right and at the set of traffic lights go straight on. Go down the hill to the next traffic lights and turn left into Winnington Avenue. Turn left into Rosemary Drive and turn left again onto Sunflower Way, No1 is located on the left.

“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 Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter), Main Sewer
- Council Tax Banding - D
- Parking Arrangements - Driveway & Single Garage



