



# ROYAL FOX

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- Detached True Bungalow
- No Onward Chain
- Three Bedrooms
- Gas Central Heating

- Newly Installed Kitchen
- Heart Of Village Location
- Attached Garage
- UPVC Double Glazed



1B School Lane  
Moulton Northwich

Guide Price  
**£269,995**

**DETACHED TRUE BUNGALOW - NO ONWARD CHAIN - THREE BEDROOMS - ATTACHED GARAGE - MODERN INTERIOR -  
LOCATED IN THE HEART OF THE VILLAGE.....**

Royal Fox Estates are extremely pleased to offer to the open market this detached true bungalow of modern design that features gas fired central heating, UPVC double glazed windows and attached garage with a electronic roller shutter door and wall mounted 'Logic' combination central heating boiler.

ACCOMMODATION - The property comprises briefly: reception hallway, lounge located to the front, newly installed kitchen with built in appliances, three bedrooms and a combined shower room/WC.

OUTSIDE - The property stands in a gardens to both the front and rear with a driveway leading to an attached single garage. Set behind decorative wrought iron railings and double gates.

LOCATION - 1B is located in the heart of the village with good access afforded to local amenities and is only a short walk from beautiful Cheshire countryside. Good access by car is afforded to the A556 with onward routes to the local motorway network.

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**Property Information**

- Freehold
- Approx. Sq Ft - 948 - Sq M -88.2
- EPC Rating - C
- Council Band - C
- Services - Main - Gas - Electric - Water - Main Sewer
- Parking - Garage & Driveway

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**The Fox's Insight**

- Tenure Freehold
- Title No. TBC
- Class Of Title TBC
- Mains Services Connected Gas, Electric, Water, Main Sewer
- Tax Band C
- Parking Driveway & Garage

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**Directions**

From Northwich town centre leave along the A533 London Road. Bear right into Kingsmead at the traffic lights going straight on over two roundabouts. At the traffic lights turn right towards the A556 Chester Road. At the roundabout proceed straight on into London Road in the direction of Davenham. Pass through the village towards Moulton and turn right into Jack Lane. At the mini roundabout turn right into Main Road, School Lane is approx. 1/2 mile along located on the right hand side.

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





## Accommodation

**Reception Hallway** 18' 1" x 8' 4" (5.52m x 2.53m)

**Lounge** 14' 2" x 11' 2" (4.32m x 3.4m)

**Kitchen** 10' 0" x 7' 10" (3.05m x 2.39m)

**Bedroom One** 10' 10" x 10' 8" (3.30m x 3.25m)

**Bedroom Two** 6' 11" x 9' 11" (2.11m x 3.02m)

**Bedroom Three** 7' 7" x 6' 11" (2.30m x 2.11m)

**Shower Room** 7' 0" x 8' 2" (2.13m x 2.50m)

**Garage** 17' 1" x 11' 3" (5.20m x 3.42m)





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



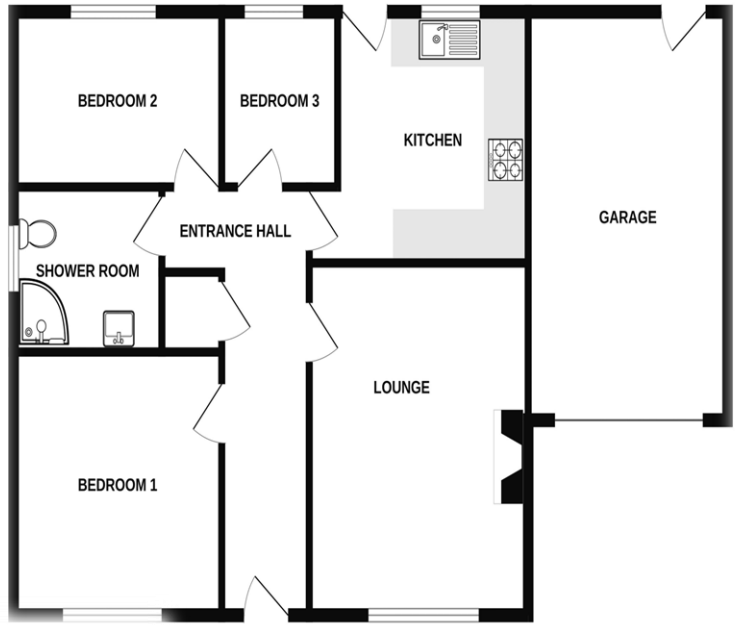
*"Ultimate Estate  
Agency....From The Fox"*

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***“Call The Fox NOW for your FREE valuation”***



**IMPORTANT NOTE:**

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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