



ROYAL FOX

... ultimate estate agency

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- **Beautifully Presented Semi Detached**
- **Two Double Bedrooms**
- **Large Garden Plot**
- **23 Ft. Modern Living Kitchen**
- **Two Reception Rooms**
- **Comprehensively Improved/Modernised**
- **Built in Appliances**
- **Excellent Transport Links**
- **Close to Town Centre**



BEAUTIFULLY PRESENTED SEMI DETACHED - TWO DOUBLE BEDROOMS - LARGE REAR GARDEN - IMPRESSIVE 23FT LIVING KITCHEN ... Royal Fox Estates are pleased to offer this deceptively large semi detached home conveniently located on the outskirts of Northwich which has been thoroughly improved throughout by the current owners to an excellent standard & offers fantastic internal/external space.

ACCOMMODATION: Comprising of - To the ground floor ... Entrance porch, front lounge, dining room & a large modern living kitchen with built in appliances and door leading out to the rear garden. To the first floor are two double bedrooms both benefitting from in built storage/wardrobes as well as a lovely contemporary shower room/WC.

OUTSIDE: To the front is a walled forecourt with side access to the rear of the property. To the rear itself is an excellent sized rear garden plot with large patio area offering great space and versatility.

LOCATION: The property lies on the outskirts of Northwich with the town centre itself within walking distance or a very short drive. Northwich train station & Tesco superstore also reside just a short distance away on top of the wide range of shops and services the town centre offers. Good access is afforded the other way to the A556 and leading onto the M6 & M56 motorway networks.



**137 Middlewich Road
Northwich**

**Guide Price
£200,000**



Property Info:

- *Approx Square Footage: 994 (92.2 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: TBC*
- *Council Band: A*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: On Street*

Accommodation

Entrance Porch 3' 9" x 4' 0" (1.15m x 1.23m)

Lounge 13' 8" x 13' 0" (4.16m x 3.97m)

Dining Room 11' 0" x 13' 1" (3.36m x 3.99m)

Living Kitchen 23' 0" x 7' 1" (7.00m x 2.17m)

First Floor Landing

Bedroom One 9' 11" x 13' 1" (3.01m x 3.98m)

Bedroom Two 10' 11" x 9' 9" (3.34m x 2.98m)

Shower Room/WC 9' 11" x 6' 8" (3.01m x 2.04m)





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



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

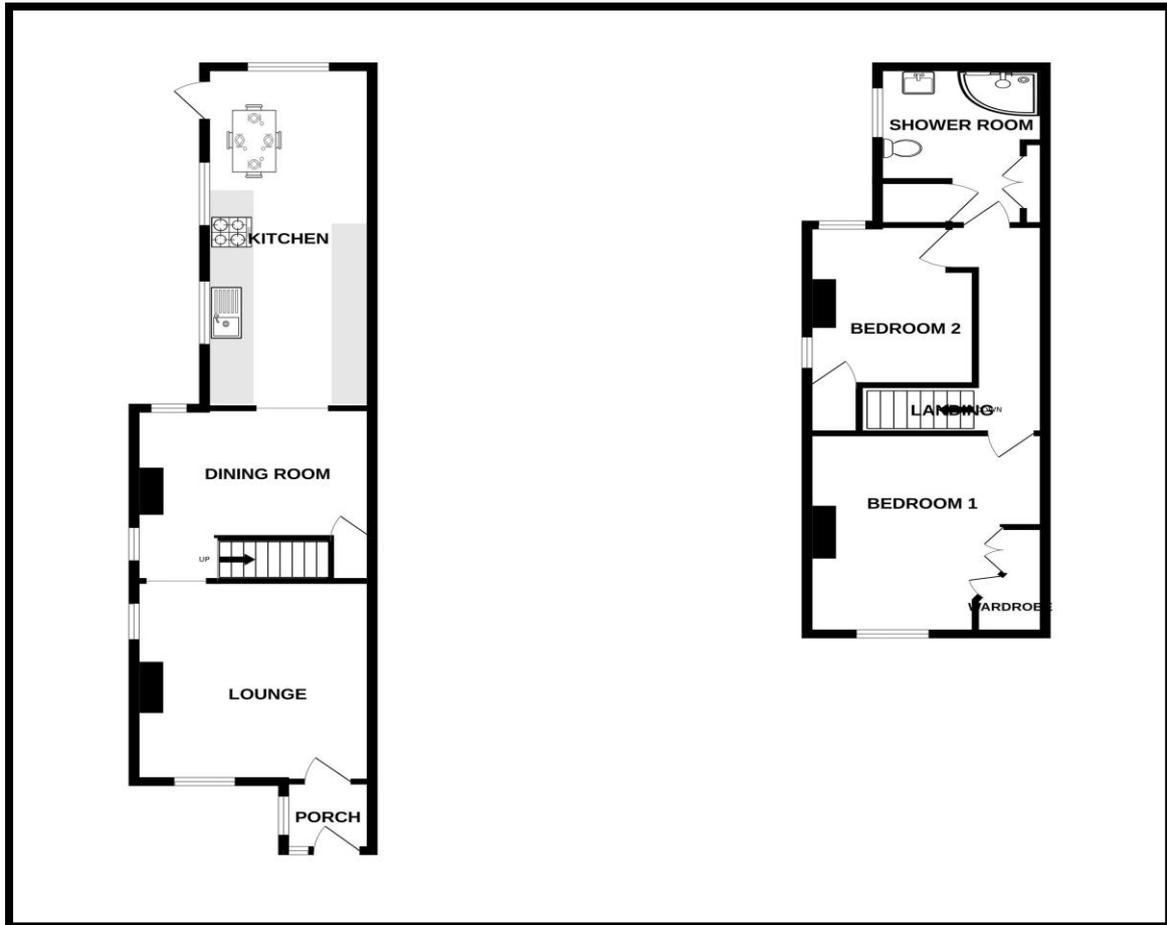
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

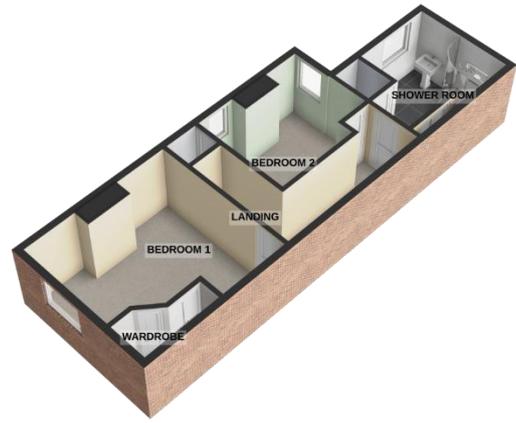
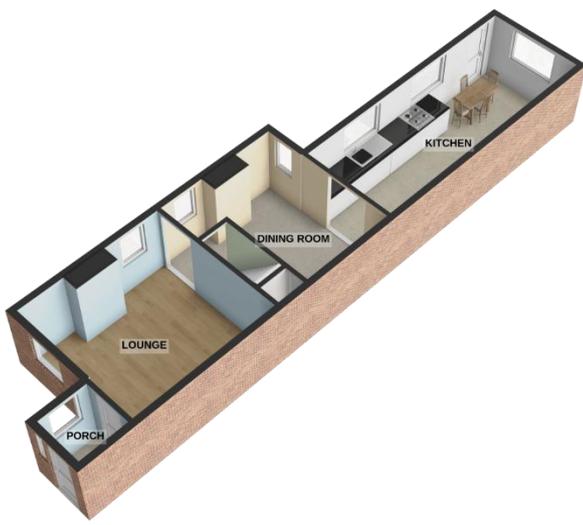
Follow the A553 leaving Northwich. At the roundabout take the 5th exit onto station road. At the traffic lights continue straight onto Middlewich Road. No.137 is located on the left hand side.

“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, Sewage
- Council Band: A
- Parking Arrangements: on Street

Energy Performance Certificate

Dwelling type: Semi-detached house **Reference number:** 8100-6779-0729-3026-7423
Date of assessment: 23 April 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 April 2012 **Total floor area:** 68 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,860
Over 3 years you could save	£561

Estimated energy costs of this home			
	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£996 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
Totals	£1,860	£1,299	You could save £561 over 3 years

These figures show how much the average household would expect to spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers, fridges, freezers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	✔
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	✔
3 Low energy lighting for all fixed outlets	£25	£39	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.