



ROYAL FOX

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- **Dormer Style Semi Detached**
- **No Onward Chain**
- **Three Bedrooms**
- **Potential To Add Value**
- **Gas Central Heating**
- **Single Garage**
- **Updating Required**
- **Gated Driveway**
- **UPVC Double Glazed**



OFFERED WITH NO ONWARD CHAIN - DORMER STYLE SEMI DETACHED - THREE BEDROOMS - POTENTIAL TO ADD REAL VALUE - PRIVATE GARDENS - LONG DRIVE - DETACHED GARAGE - UPDATING REQUIRED.....

Royal Fox Estates are very pleased to offer this FREEHOLD property to the open market. No.8 Brereton Road provides an ideal opportunity for the discerning buyer to add real value as updating is required. The property is situated within walking distance of Hartford Primary School and enjoys a small cul-de-sac position within a highly regarded residential area. The property benefits from gas fired central heating and UPVC double glazed windows.



**8 Brereton Road
Hartford Northwich**

**Guide Price
£285,000**



Accommodation

Reception Hallway 8' 0" x 6' 1" (2.43m x 1.86m)

Inner Hallway 5' 3" x 3' 0" (1.61m x 0.91m)

Lounge 13' 7" x 10' 6" (4.14m x 3.20m)

Dining Room 10' 4" x 9' 0" (3.16m x 2.75m)

Kitchen 10' 4" x 7' 6" (3.16m x 2.28m)

First Floor Landing 8' 4" x 6' 8" (2.55m x 2.02m)

Bedroom One 13' 6" x 9' 11" (4.11m x 3.01m)

Bedroom Two 8' 3" x 8' 10" (2.51m x 2.69m)

Bedroom Three 10' 3" x 6' 8" (3.13m x 2.03m)

Bathroom 5' 4" x 5' 2" (1.62m x 1.57m)

Sep WC 5' 4" x 2' 6" (1.62m x 0.75m)

ACCOMMODATION - Comprising briefly: reception hallway, inner hall, lounge, dining room, galley style kitchen, three first floor bedrooms, bathroom with separate WC.

OUTSIDE - The property enjoys a good size plot with gardens to both the front and rear. To the side is a gated driveway with parking for numerous vehicles which in turn leads to a concrete sectional single garage with both personal door and up and over door.

LOCATION - Hartford village is best described as "delightful" with local shops, services, public houses, churches and excellent schools including primary, secondary and the Grange private school. For a larger selection of shops & services the market town of Northwich is only a short car journey away. Good access is afforded from Hartford to the A556 which in turn provides links to the major motorway networks to include the M6 & M56 making destinations to Chester, Manchester, Liverpool and Manchester international airport all easily accessible. Both Hartford & Greenbank Railway Stations that serve Liverpool/Crewe & Chester/Manchester respectively are also readily accessible.

Property Information

- Approx. Sq Ft - 800 (74.2 Sq M)
- Freehold
- Council Band - C
- EPC Rating - D
- Construction - Brick Cavity/Tiled
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - Single Garage - Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



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



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

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

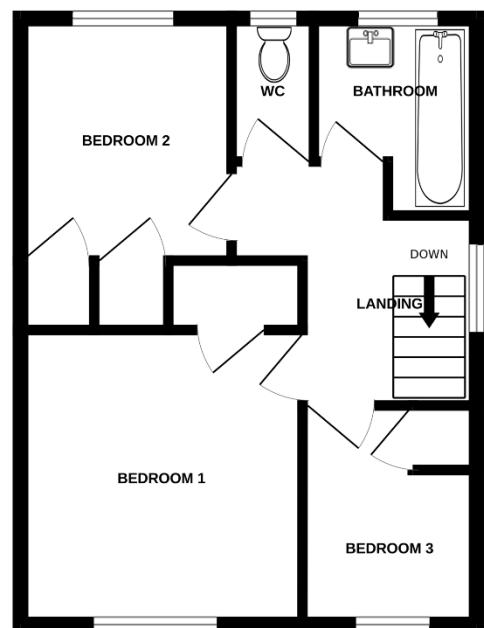
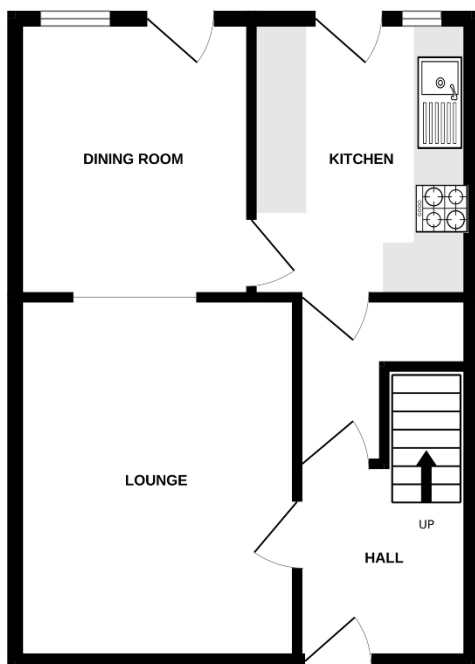
Tel: 01606 44 0 44

e: info@royalfox.co.uk





Floor plan of the property





Directions

From Northwich town centre leave on the A559 Castle Street which become Chester Road. Proceed passed Greenbank Railway Station & Hartford Green. Pass the parade of shops on the left and turn left into Booth Road, bear right and Brereton Road is located off to 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 Service Connected: Water, Gas, Electric, Main Sewerage
- Tax Band - C
- Parking: Driveway & Single Garage

