



# ROYAL FOX

... ultimate estate agency

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- **Exceptional Semi Detached**
- **Substantially Extended**
- **Four Double Bedrooms**
- **Modern, Open Plan Living**
- **Utility & Guest WC**
- **High Quality Fixtures & Fittings**
- **Downstairs Study / Office**
- **Private, Enclosed Rear Garden**
- **Two Car Driveway**



#### **EXCEPTIONAL SEMI DETACHED - FOUR DOUBLE BEDROOMS - SUBSTANTIALLY EXTENDED - CONTEMPORARY, OPEN PLAN LIVING ...**

Royal Fox Estates are thrilled to offer this beautifully presented, modern family home that has been comprehensively extended to the ground and first floor to allow for four double bedrooms and a stunning rear open plan layout that is sure to impress.

**ACCOMMODATION:** No.14 Harris Road comprises of ... To the ground floor - Entrance Hall, downstairs study/office, spacious lounge equipped with log burner. From the lounge is the door through to the truly impressive open plan kitchen/dining/living area - with ample base/wall units, integrated appliances (to include dishwasher, wine fridge & rangemaster oven) & designer log burner fitted in the living area with bi fold doors leading out to the rear. Additionally, off the kitchen is a separate utility room & guest WC. To the first floor are four double bedrooms and an attractive modern family bathroom.

**OUTSIDE:** The front is a block paved driveway allowing suitable parking for two vehicles. To the rear of the property is a private enclosed rear garden, (the patio area featuring quality matt paving slabs) a lawned area & elevated part at the rear with covered pergola seating area as well as a store shed.

**LOCATION:** Located on a popular cul-de-sac & within proximity to local shops, railway station & primary school. Easy access is afforded via the A556 to the M6 & M56 motorway next works putting nearby cities such as Manchester, Liverpool & Chester all within reach.



**14 Harris Road  
Lostock Gralam Northwich**

**£350,000**



### Property Info:

- *Approx Square Footage: 1696 (150.5 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: C*
- *Council Band: C*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway*

## Accommodation

### Entrance Hall

**Office/Study** 9' 7" x 7' 4" (2.92m x 2.24m)

**Lounge** 17' 11" x 10' 7" (5.46m x 3.23m)

**Kitchen/Diner/Living Area** 26' 3" x 18' 4" (8m x 5.59m)

**Utility Room** 6' 11" x 8' 11" (2.12m x 2.72m)

**Guest WC** 3' 3" x 4' 11" (1m x 1.51m)

### Landing

**Bedroom One** 10' 11" x 11' 5" (3.33m x 3.48m)

**Bedroom Two** 11' 3" x 11' 1" (3.43m x 3.38m)

**Bedroom Three** 10' 11" x 7' 7" (3.33m x 2.31m)

**Bedroom Four** 7' 10" x 11' 5" (2.39m x 3.48m)

**Family Bathroom** 12' 2" x 6' 6" (3.71m x 1.98m)





***“Put your property  
in our hands...”***



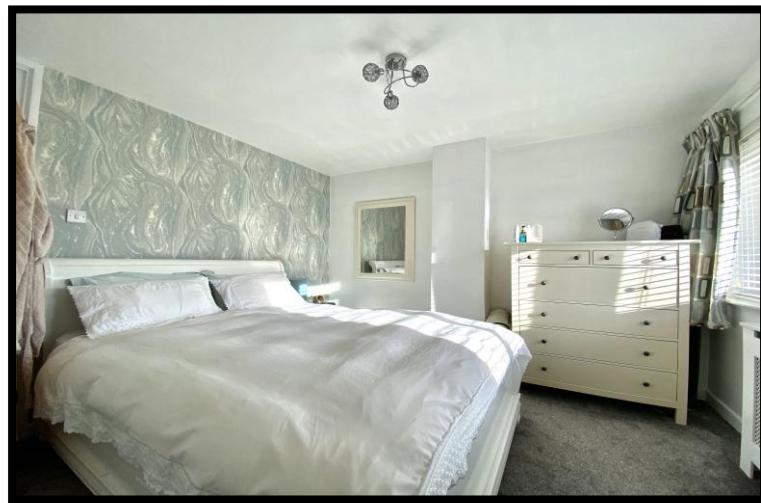
***“Ultimate Estate  
Agency....From The Fox”***

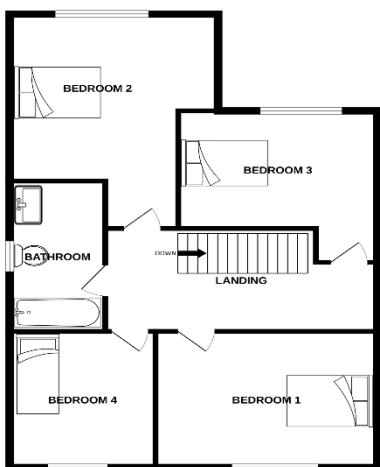
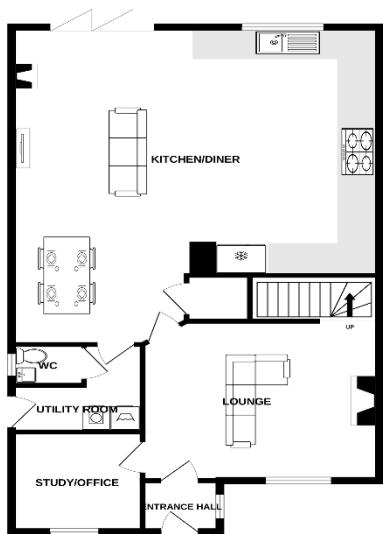
**Viewings : Northwich Office  
34 High St, Northwich, Cheshire, CW9 5BE**

**Tel: 01606 44 0 44**

**e: info@royalfox.co.uk**







## Directions

From Northwich leave along the A559 Manchester Road towards Lostock Gralam. Pass the junctions with the A530 Griffiths Road and A559 Hall Lane and turn right onto Stubbs Lane. Proceed straight on turning right into Aitchison Road, turn right onto Harris Road



### IMPORTANT NOTE:

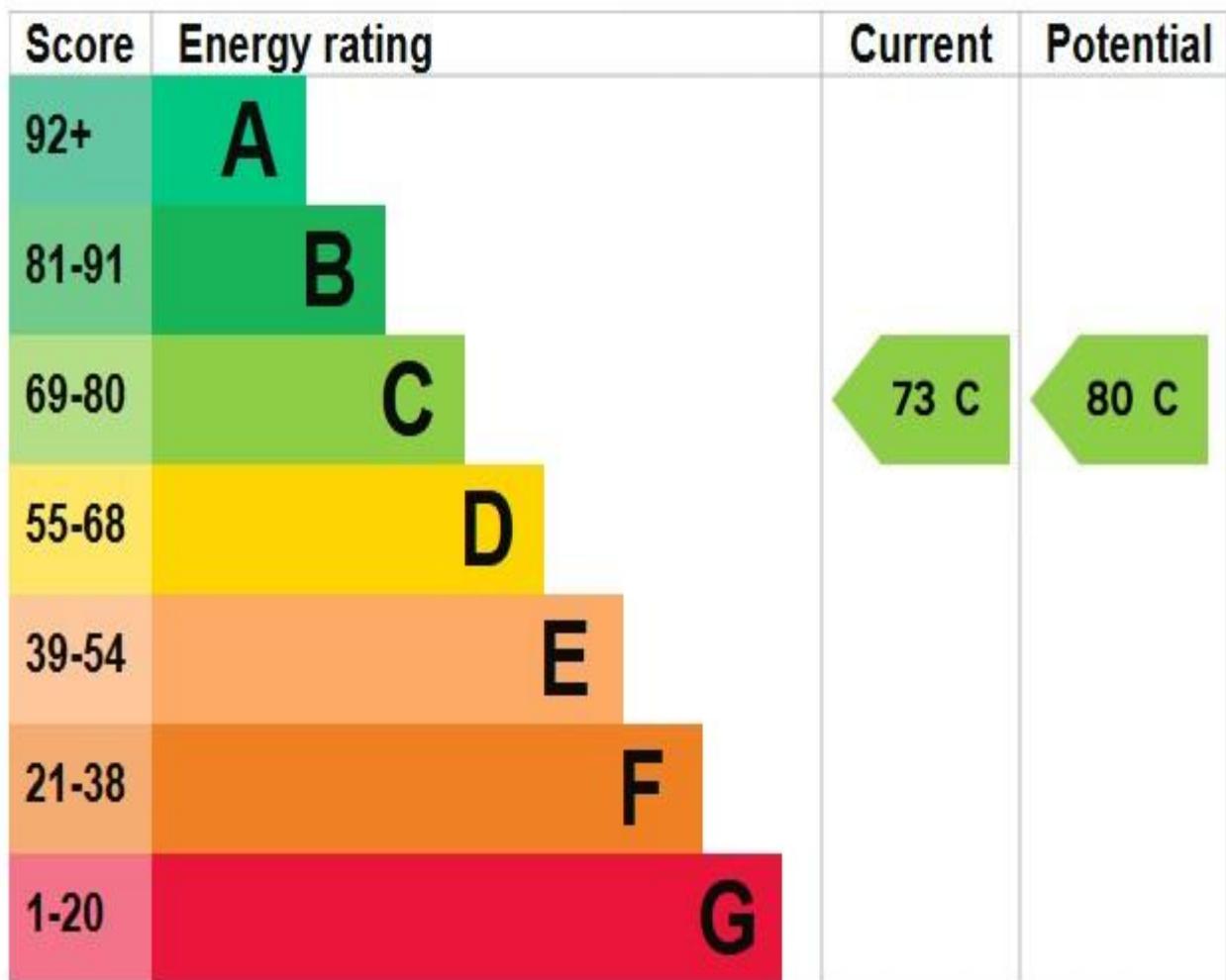
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## The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: C
- Parking Arrangements: Driveway





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