



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..."*



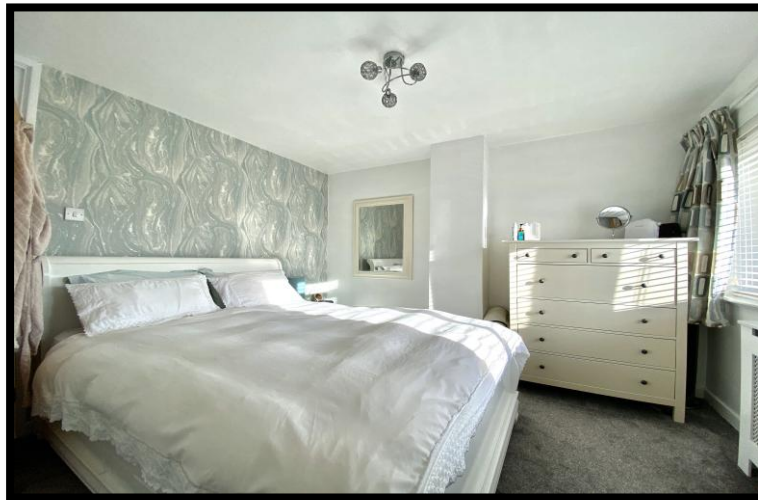
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Agency....From The Fox"*

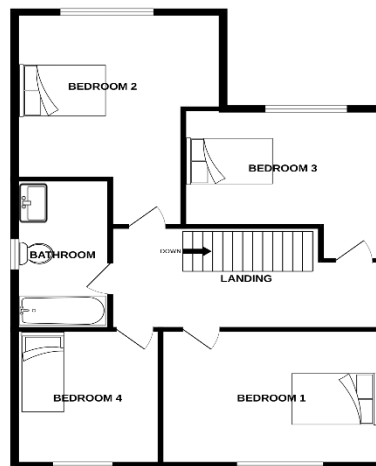
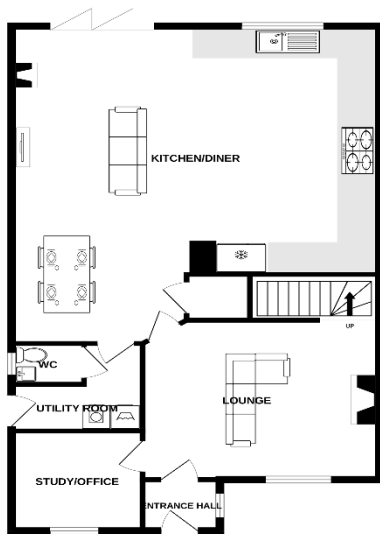
Viewings : Northwich Office
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Directions

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:

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: C
- Parking Arrangements: Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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