



ROYAL FOX

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- **Substantial Period Semi Detached**
- **3 Generous Bedrooms**
- **Many Original Features**
- **3 Reception Rooms**
- **D/S Shower Room & W/C**
- **Modern Kitchen**
- **Large Loft Room**
- **Low Maintenance Garden**
- **UPVC Double Glazing & Gas Central Heating**



SUBSTANTIAL PERIOD SEMI DETACHED - THREE GENEROUS BEDROOMS & LARGE LOFT ROOM - WEALTH OF ORIGINAL FEATURES - NO CHAIN ... Royal Fox Estates are pleased to present this excellent sized family home offering a great opportunity for prospective buyers to make their own whilst retaining plenty of character with a range of original period features. No.15 Darwin Street provides excellent accommodation with around 1500 Square feet of living space, in a highly regarded location close to amenities, schools and transport links.

ACCOMMODATION: Comprising of briefly ... To the ground floor: Vestibule, entrance hall with original MINTON TILE FLOORING, bay window lounge and separate dining room with parquet wood flooring, morning room with French doors leading to garden, fitted kitchen as well as a rear hall off which is a guest WC and separate downstairs shower room. To the first floor are three generously sized bedrooms, a family shower room/WC and inner hall with stairs leading to a large loft room on the second floor.

OUTSIDE: To the front is a block paved forecourt & access down the side elevation to the rear garden. At the rear is a low maintenance rear garden predominantly paved with a timber decking area and synthetic lawn.

LOCATION: Darwin Street is a prime location for families & professionals alike due to its proximity to local nurseries, primary/high schools & transport links. Greenbank train station is a short walk away from the property as is the town centre of Northwich with it's wide range of shops, supermarkets & national chains.



15 Darwin Street
Northwich

£250,000



Property Info:

- *Approx. Sq Footage: 1526 (145.6 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: TBC*
- *Council Band: C*
- *Parking Arrangements: On Street*

Accommodation

Vestibule 2' 10" x 3' 4" (0.87m x 1.02m)

Entrance Hall 25' 6" x 6' 5" (7.78m x 1.95m)
Width Red. to 1.01

Lounge 14' 3" x 13' 11" (4.34m x 4.23m)

Dining Room 12' 9" x 12' 4" (3.89m x 3.75m)

Morning Room 9' 1" x 10' 11" (2.78m x 3.33m)

Kitchen 10' 3" x 10' 11" (3.13m x 3.33m)

Rear Hall

Guest WC 5' 0" x 2' 11" (1.52m x 0.89m)

Ground Floor Shower Room 5' 0" x 3' 8" (1.52m x 1.11m)

First Floor Landing

Bedroom One 11' 2" x 16' 10" (3.40m x 5.13m)

Bedroom Two 9' 1" x 9' 6" (2.78m x 2.89m)

Bedroom Three 9' 10" x 9' 9" (2.99m x 2.97m)

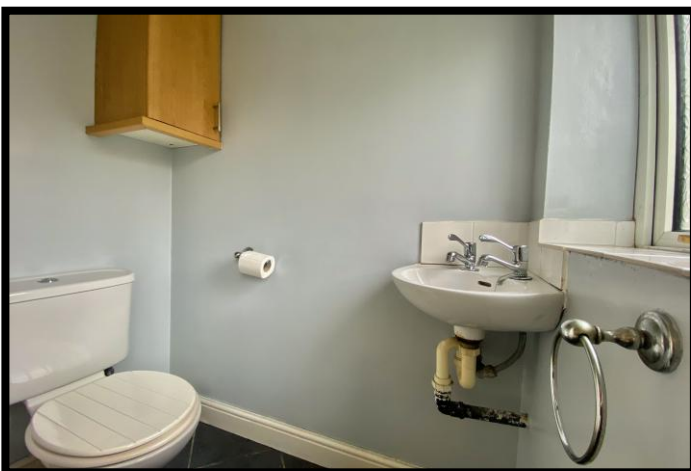
First Floor Shower Room/WC 9' 6" x 8' 9" (2.89m x 2.67m)

Loft Room





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



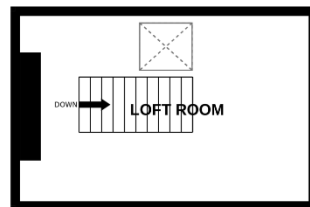
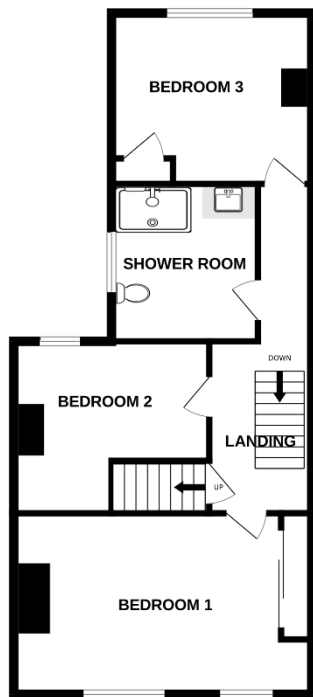
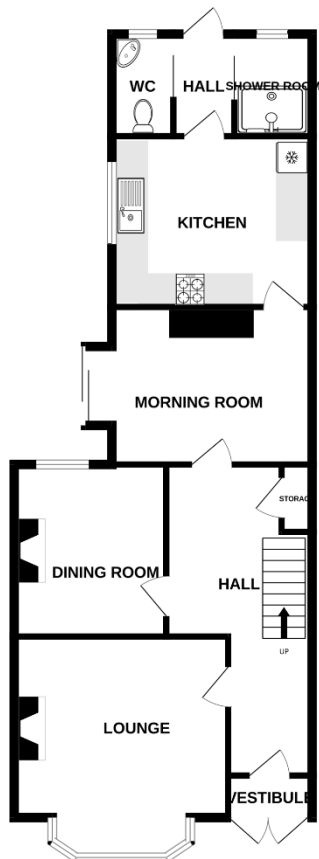
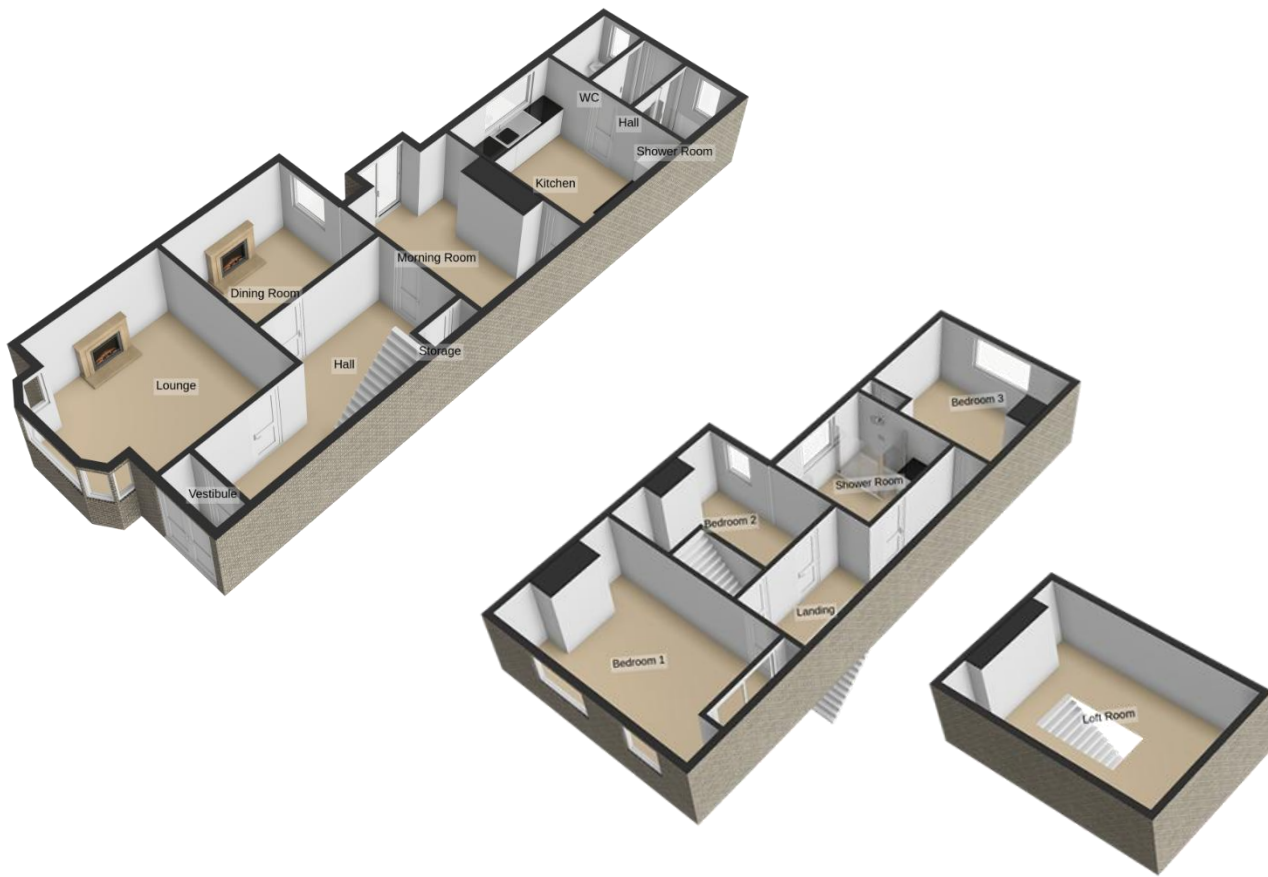
*"Ultimate Estate
Agency....From The Fox"*

**Viewings : Northwich Office
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Directions

From Northwich town centre proceed along Chester Road towards the parade of shops in Castle turning left onto Darwin Street, number 15 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: C
- Parking Arrangements: On Street

Energy Performance Certificate

Dwelling type: Semi-detached house **Reference number:** 8100-8779-0729-3026-7423
Date of assessment: 23 April 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 April 2012 **Total floor area:** 66 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	£906 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	You could save £561 over 3 years
Totals	£1,860	£1,299	

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 and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient • lower running costs</p> <p>(92 plus) A (81-91) B (65-80) C (55-64) D (39-54) E (29-38) F (1-28) G</p> <p>Less energy efficient • higher running costs</p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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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.

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