



# ROYAL FOX

... ultimate estate agency

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- **Beautiful Detached Home**
- **Four Generous Bedrooms**
- **Extended Accommodation**
- **Converted Garage**
- **En-Suite & Guest WC**
- **Utility & Side Porch/Cloakroom**
- **Large Rear Garden**
- **Three Reception Rooms**
- **Immaculately Presented**



**BEAUTIFULLY PRESENTED DETACHED FAMILY HOME - FOUR BEDROOMS - SIDE EXTENSION & CONVERTED GARAGE - GENEROUS GARDENS ...**

Royal Fox Estates are delighted to offer this modern and immaculately kept family home, perfect for growing or established families after a home that they can enjoy from day one! No. 2 School Road North boasts generous, extended accommodation and a quality feel throughout.

**ACCOMMODATION:** The property comprises of ... To the ground floor: Entrance Hall, spacious lounge with MEDIA WALL, separate dining room, fitted breakfast kitchen with open archway leading to a rear hall. Off which is a guest WC & Utility room, in addition through the utility is a convenient side cloakroom/porch. To the first floor are four generous bedrooms with En-suite shower room to the principal bedroom. In addition is the main family bathroom/WC.

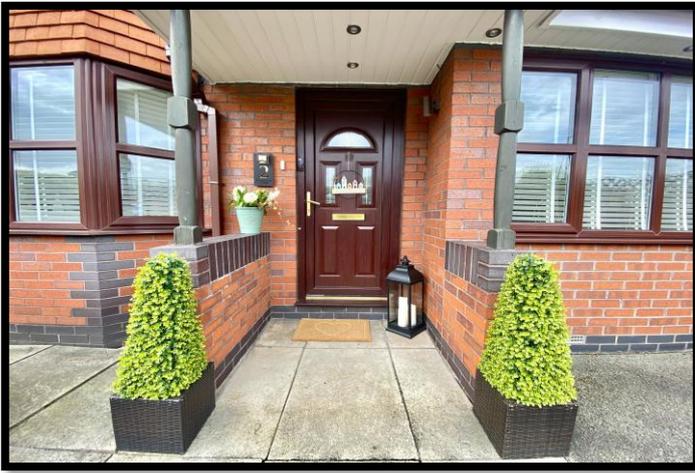
**OUTSIDE:** To the front is driveway parking suitable for two vehicles. At the rear is a generous enclosed rear garden with a large lawn space & patio area.

**LOCATION:** There is excellent direct access to the A556 leading onto the M6 & M56 motorway networks putting nearby cities within easy reach. The home falls into catchment areas for some of the top primary and high schools in the area including Rudheath and Leftwich. The town centre of Northwich is approx. three miles (5/10-minute car journey) and offers a wide range of shops and services from major supermarkets to independents outlets as well as Barons Quay development with multi screen Odeon cinema.



**2 School Road North  
Rudheath Northwich**

**Offers in Excess of  
£350,000**



### Property Info:

- Approx Sq footage: 1393 (129.4 Sq m)
- Tenure: Freehold
- EPC Rating: TBC
- Council Band: E
- Parking Arrangements: Driveway

## Accommodation

### Entrance Hall

**Lounge** 16' 1" x 12' 10" (4.9m x 3.9m)

**Family Room (Converted Garage)** 16' 1" x 8' 6" (4.9m x 2.6m)

**Dining Room** 9' 10" x 8' 6" (3.0m x 2.6m)

**Breakfast Kitchen** 9' 10" x 10' 6" (3.0m x 3.2m)

### Rear Hall

**Utility Room** 9' 10" x 5' 7" (3.00m x 1.7m)

**Guest WC** 3' 0" x 4' 6" (0.91m x 1.37m)

**Side Cloakroom/Porch** 9' 2" x 5' 7" (2.8m x 1.7m)

### Landing

**Bedroom 1** 15' 1" x 13' 1" (4.6m x 4.0m)

**En-Suite Shower Room** 5' 1" x 6' 6" (1.56m x 1.97m)

**Bedroom Two** 11' 2" x 8' 7" (3.4m x 2.62m)

**Bedroom Three** 10' 2" x 10' 2" (3.1m x 3.1m)

**Bedroom Four** 8' 7" x 8' 9" (2.61m x 2.67m)

**Main Bathroom** 6' 7" x 7' 1" (2.01m x 2.17m)





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



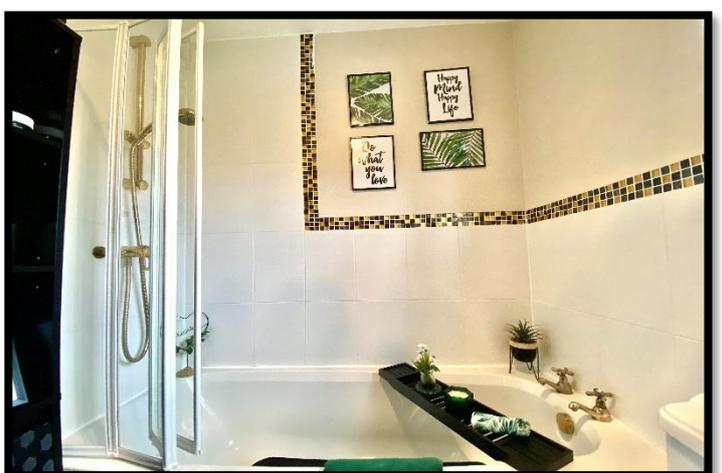
*“Ultimate Estate  
Agency....From The Fox”*

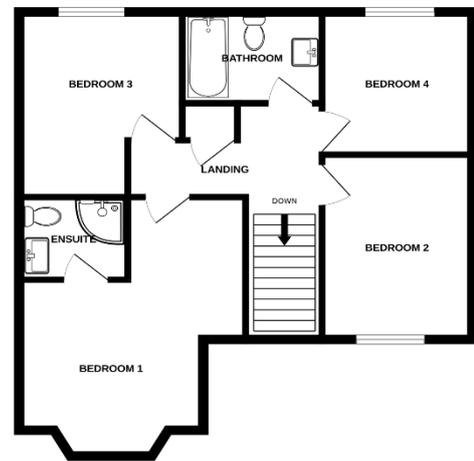
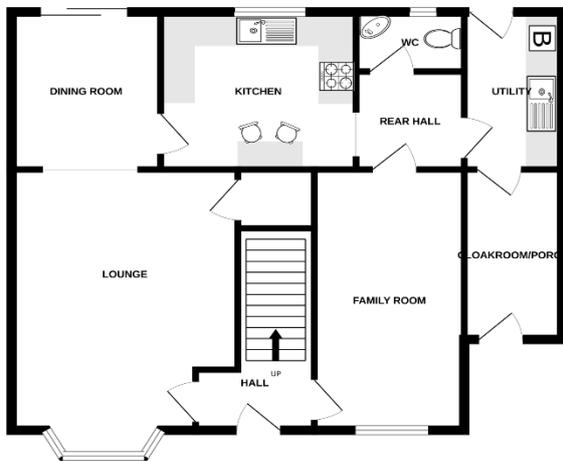
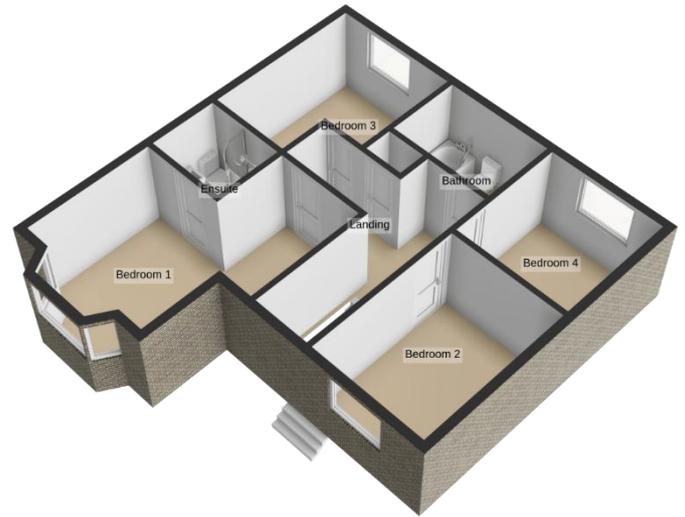
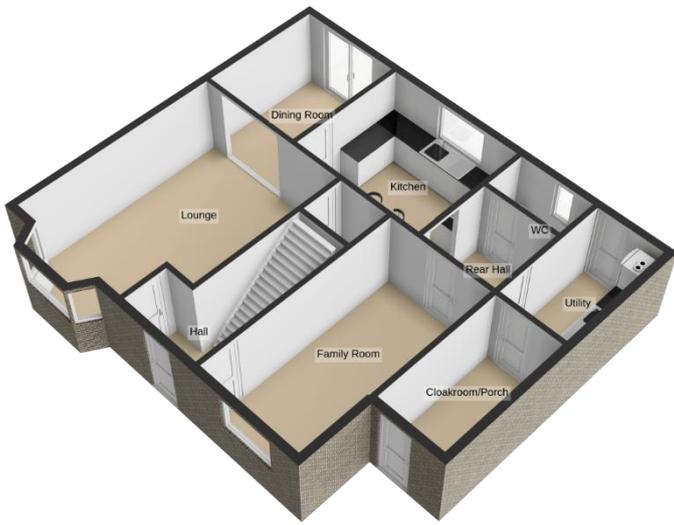
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## Directions

From Northwich leave along Chester Way in the direction towards Northwich Railway Station. At the roundabout turn right onto Station Road and proceed to the traffic lights. Proceed straight on into Middlewich Road and carry on to the end. At the T junction with King Street turn right. Turn right again into School Road North.

***“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: E
- Parking Arrangements - Front Driveway

**Energy Performance Certificate**

**Dwelling type:** Semi-detached house  
**Date of assessment:** 23 April 2012  
**Date of certificate:** 24 April 2012

**Reference number:** 8100-6779-0729-3026-7423  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 66 m<sup>2</sup>

**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	
<b>Totals</b>	<b>£1,860</b>	<b>£1,299</b>	<b>£561 over 3 years</b>

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, cookers, 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](http://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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