



# 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: D*
- *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)

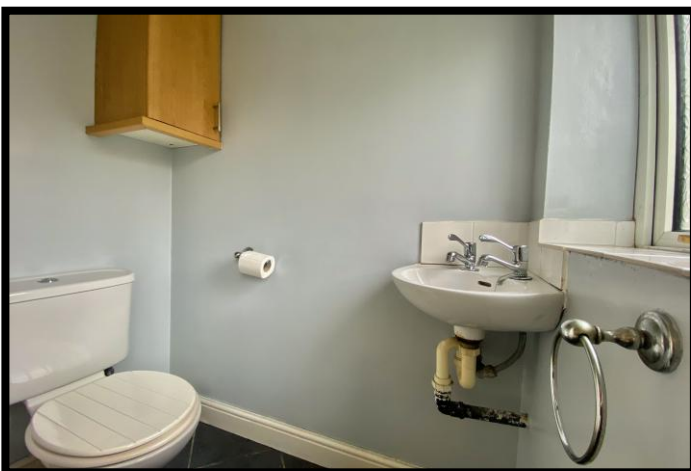
**First Floor Shower Room/WC** 9' 6" x 8' 9" (2.89m x 2.67m)

**Loft Room**





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



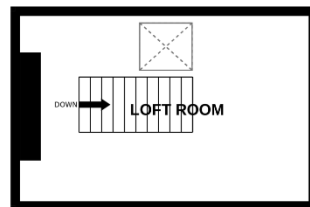
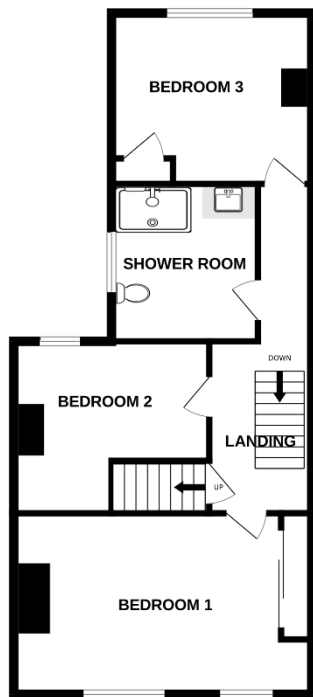
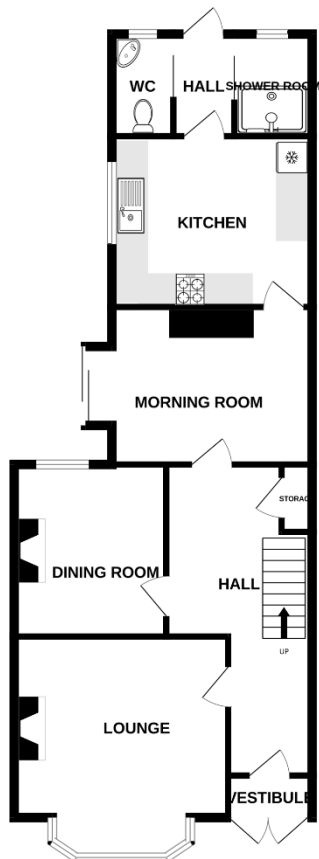
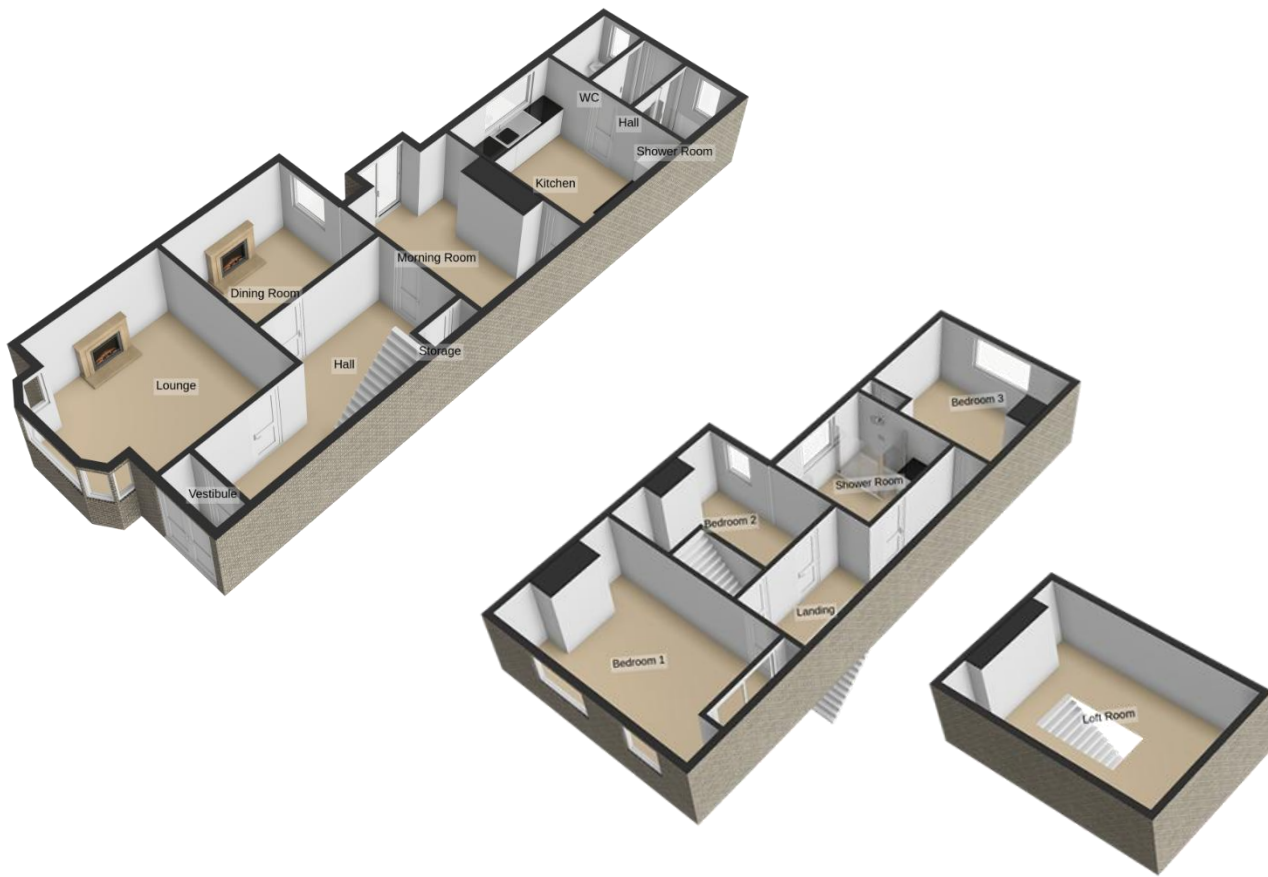
*"Ultimate Estate  
Agency....From The Fox"*

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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

