ROYAL FOX

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- **Beautiful, Modern End Mews**
- **Front Views of River & Viaduct**
- **Three Bedrooms**
- **Modern Kitchen & Shower Room**
- **Guest WC**
- **Lounge/Diner**
- **Attractive, Low Maintenance Garden**
- **New Boiler (Installed 2025)**



BEAUTIFUL, MODERN END MEWS - THREE BEDROOMS - LOVELY FRONT VIEWS OF VIADUCT & RIVER - WALK IN & ENJOY ...

Royal Fox Estates are pleased to offer this extremely well-presented end mews home built in 2011 occupying a quiet spot with a wonderful front aspect, whilst also being just a short walk away from the town centre (a real best of both worlds!) The home itself being improved over the recent years by the current owners allowing buyers to enjoy straight away.





52 Waterbank Row
Northwich

Guide Price

£225,000



Entrance Hall *17' 1" x 7' 0" (5.2m x 2.13m)*

Guest WC *5' 9" x 4' 4" (1.76m x 1.32m)*

Kitchen *11' 4" x 8' 0" (3.45m x 2.44m)*

Lounge/Diner *15' 0" x 15' 0" (4.57m x 4.57m)*

Landing *10' 8" x 7' 8" (3.25m x 2.33m)*

Bedroom One *8' 2" x 15' 0" (2.5m x 4.57m)*

Bedroom Two *10' 9" x 8' 0" (3.28m x 2.44m)*

Bedroom Three *7' 8" x 7' 0" (2.33m x 2.14m)*

Bathroom *6' 11" x 7' 4" (2.12m x 2.24m)*

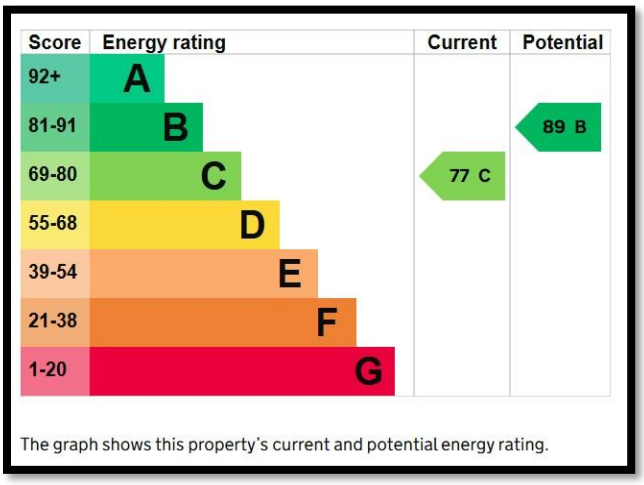
ACCOMMODATION: *Comprising of internally ... To the ground floor - Spacious entrance hall, guest WC, modern fitted kitchen. To the rear is a large lounge/diner with in-built storage cupboard and French doors leading to the garden. To the first floor are three bedrooms and a family shower room/WC with walk in unit. In addition, the property benefits from a newly installed boiler (2025)*

OUTSIDE: *As mentioned, the front of the property enjoys views of the River Dane, across to Vickersway & the Viaduct & makes a great spot to sit out and enjoy on a nice day. At the rear is an enclosed, fenced garden with gated access to an allocated parking space, the car park offers plenty of further space for guests.*

LOCATION: *Located centrally, the town centre is just a short walk away offering a wide range of shops, services & most major supermarkets. Good access is afforded out of Northwich to the A556 and onto the M6 & M56 motorway networks.*

Property Information *–*

- *Approx Sq. Footage - 861 (80.2 Sq m)*
- *Tenure: Freehold*
- *Service Charge: 349.88 PA (As per 26/27 invoice) For external maintenance of development, car park, gardens & street lighting (Muir Housing)*
- *EPC Rating: C*
- *Council Band: B*
- *Mains Connected: Electric, Gas, Water, (Meter) Sewage*
- *Parking Arrangements: Allocated Space (No.33)*






MIAMI








MIAMI







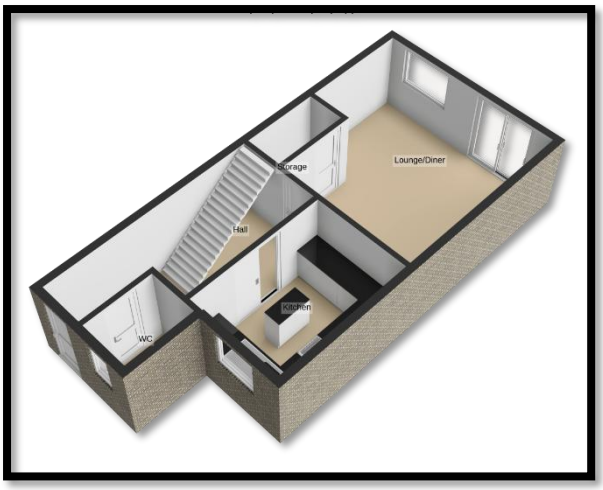


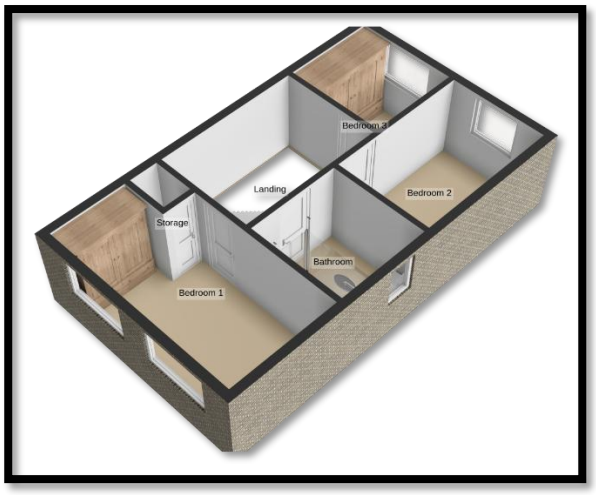


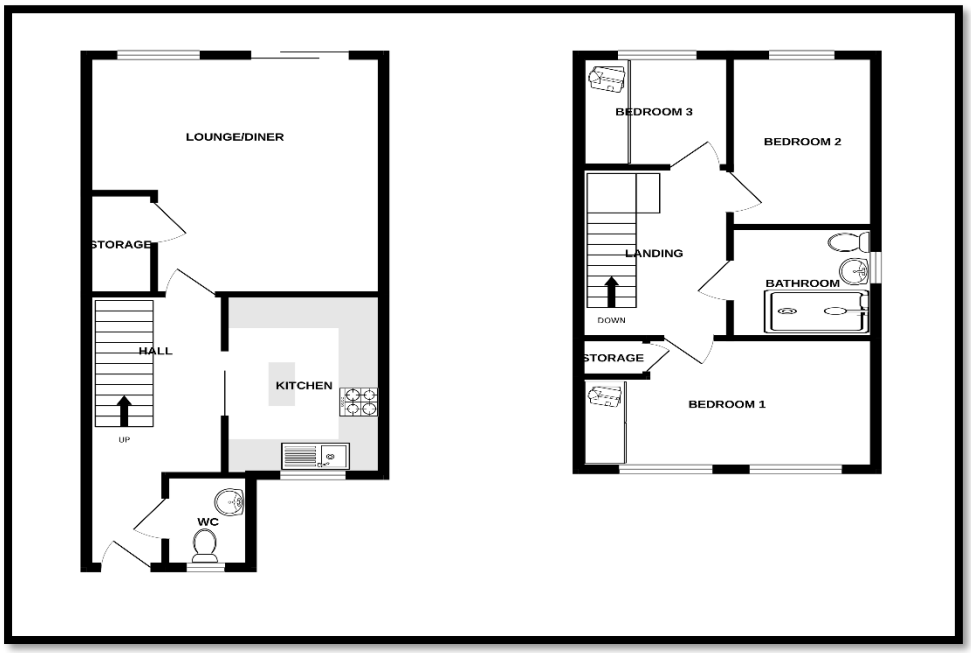





BONJOUR







Directions

Travelling from Northwich Centre, proceed along Chester Way, turning left into London Road. Continue along London Road for a short time before turning left into Water Street, Waterbank Row is located off to the right hand side.



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.







