



ROYAL FOX

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- Semi Detached House
- Three Generous Bedrooms
- Large Corner Plot
- Requires Updating

- Gas Central Heating
- Driveway & Garage
- UPVC Double Glazed
- Potential To Add Value



6 Mere Lane
Sandiway Northwich

Guide Price
£215,000

SEMI DETACHED HOUSE - CORNER PLOT - NO ONWARD CHAIN - THREE BEDROOMS - REQUIRES UPDATING - POTENTIAL TO ADD REAL VALUE - DRIVEWAY PARKING - GARAGE.....

Royal Fox Estates are very pleased to offer to the open market this traditional semi-detached house that provides ideal family accommodation. Requiring works to update the property does however benefit from a modern combination gas central heating boiler, UPVC double glazed windows, modern shower room/WC and an updated electrical fuse box..

ACCOMMODATION - Comprising briefly: reception hallway, dual aspect lounge/diner, kitchen, rear hall with access to a storeroom/study area and separate WC. To the first floor are three generous bedrooms and a combined shower room/WC.

OUTSIDE - Standing in a corner plot with hedged gardens to three sides, driveway parking and detached garage.

LOCATION - Sandiway is a small village to the west of Northwich and is located approximately 12 miles from Knutsford. This location is perfect for commuters via the A556 with onward links onto the North-West motorway networks. Rail connections in nearby Cuddington provide access to Chester and Manchester and Hartford station provides links to London and Liverpool. Excellent schools cater for all ages within the surrounding area and local shopping facilities are only a short stroll away.

Property Information

- Approx. 927 Sq ft. (87.7 Sq m)
- Freehold
- Council Band - B
- EPC Rating - D
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - Driveway & Garage

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- Tenure - Freehold
 - Title Number - TBC
 - Class Of Title - TBC
 - Mains Services Connected - Gas - Electric, Water, Main Sewer
 - Council Tax Banding - B
 - Parking Arrangements - Driveway & Garage

Directions

From Northwich leave along the A559 London Road. Bear right at the traffic lights onto Kingsmead and follow to the A556 Chester Road. Follow Chester Road in the direction of Chester passing Sandiway and turning right into Weaverham Road, turn left into Mere Lane and number 6 is located on the right hand side.

“Detailed property particulars, packed with photographs, descriptions and insight...”





Accommodation

Reception Hallway - 6' 11" x 11' 5" (2.11m x 3.49m)

Cloaks -

Lounge/Diner - 18' 4" x 13' 4" (5.60m x 4.07m)

Kitchen - 11' 0" x 10' 5" (3.35m x 3.18m)

Rear Hall -

Store Room/Study Area - 4' 4" x 8' 3" (1.32m x 2.51m)

WC - 5' 5" x 5' 0" (1.66m x 1.52m)

First Floor Landing - 6' 6" x 6' 11" (1.99m x 2.12m)

Bedroom One - 10' 2" x 12' 3" (3.09m x 3.73m)

Bedroom Two - 11' 1" x 10' 6" (3.38m x 3.20m)

Bedroom Three - 7' 11" x 9' 3" (2.41m x 2.81m)

Shower Room/WC - 6' 9" x 7' 2" (2.06m x 2.18m)





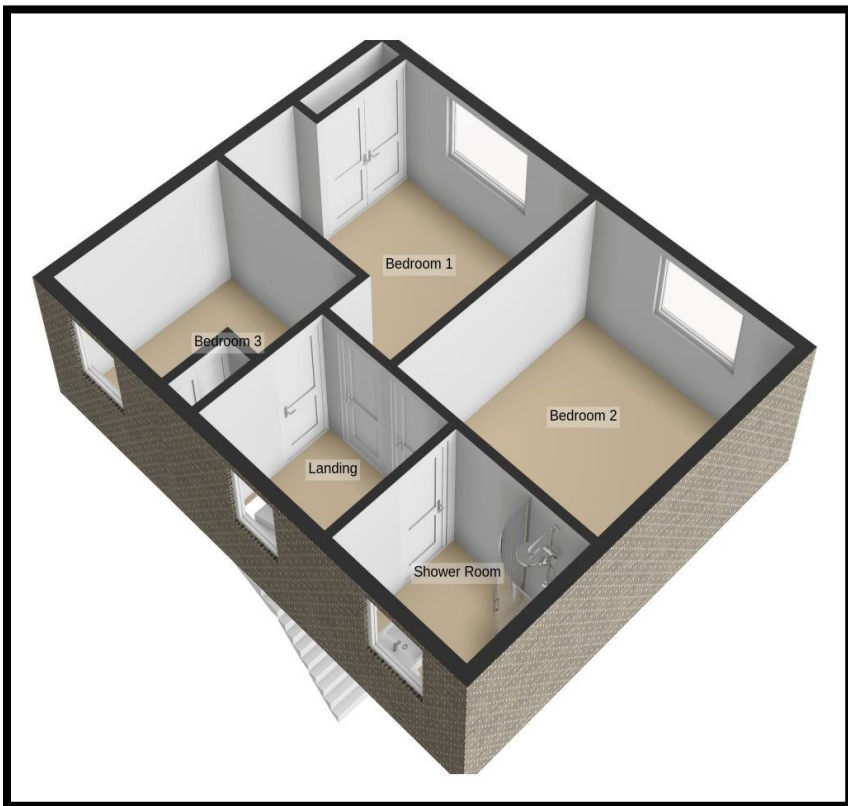
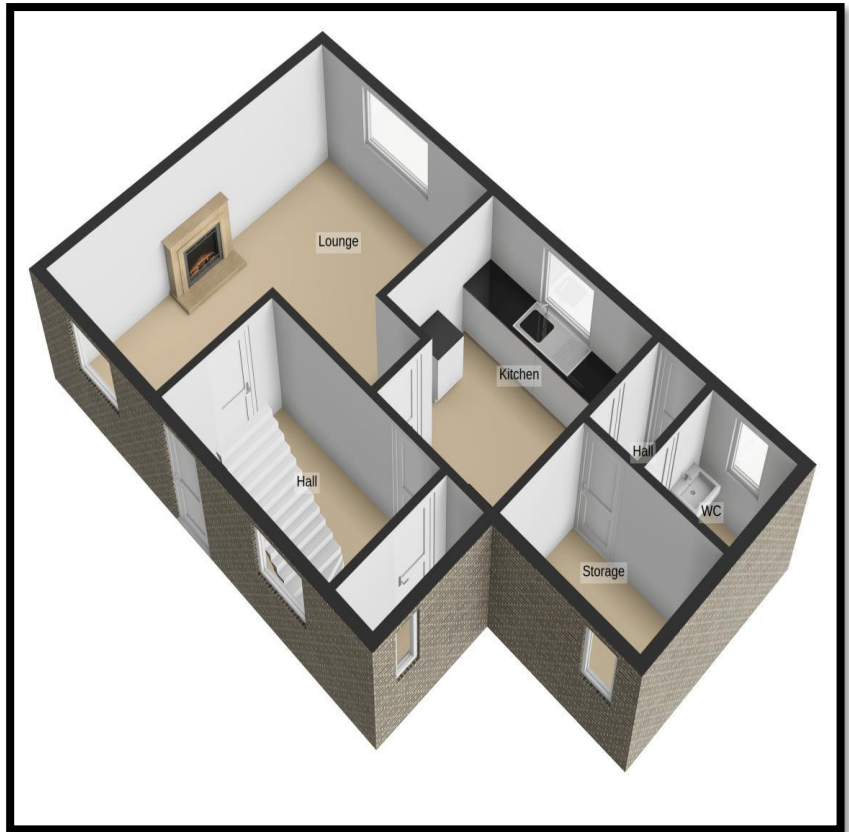
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***"Professional, friendly service...
...with a smile"***





***“Call The Fox NOW for
your FREE valuation”***

IMPORTANT NOTE:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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