



ROYAL FOX

... ultimate estate agency

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Key Features

- Character Terraced
- Two Double Bedrooms
- Rear Garden
- Private Parking
- Two Reception Rooms
- Modern Kitchen
- Bathroom & Shower Room
- NO CHAIN
- Gas Central Heating



ATTRACTIVE TERRACED COTTAGE - CIRCA 1859 - TWO DOUBLE BEDROOMS - TIERED GARDEN - DRIVEWAY PARKING - WELL APPOINTED THROUGHOUT - IDEAL STARTER HOME.... Royal Fox are pleased to offer to the market with NO ONWARD CHAIN this extremely well presented mid terraced cottage that has been much improved by the current owners. Ideal purchase for a first time buyer or investment opportunity the property features gas fired central heating and UPVC double glazed windows.

ACCOMMODATION - lounge, dining room, modern fitted kitchen with BUILT IN APPLIANCES, rear hall and a ground floor combined bathroom/WC. To the first floor are two double bedrooms and a shower room/WC.

OUTSIDE - Graveled drive-in with space for one car, covered passageway to the side leading to a good sized tiered rear garden.

LOCATION - Weaver Road is nicely positioned for Castle, where a good range of amenities and services can be found and within half a mile is the market town of Northwich where a larger selection of stores and services are available.

INTERNAL VIEWINGS ON THIS PROPERTY COME HIGHLY RECOMMENDED BY THE FOX.



20 Weaver Road
Castle Northwich

Asking Price
£150,000



Accommodation

Lounge 9' 5" x 12' 7" (2.88m x 3.83m)

Dining Room 10' 5" x 12' 7" (3.18m x 3.83m)

Kitchen 10' 1" x 7' 1" (3.08m x 2.16m)

Rear Hall

Bathroom/WC 8' 1" x 7' 1" (2.46m x 2.16m)

First Floor Landing 2' 6" x 6' 11" (0.76m x 2.11m)

Bedroom One 9' 7" x 16' 3" (2.91m x 4.95m)

Bedroom Two 10' 6" x 12' 10" (3.21m x 3.92m)

Shower Room/WC 6' 1" x 4' 2" (1.86m x 1.27m)





*“Put your property
in our hands...”*



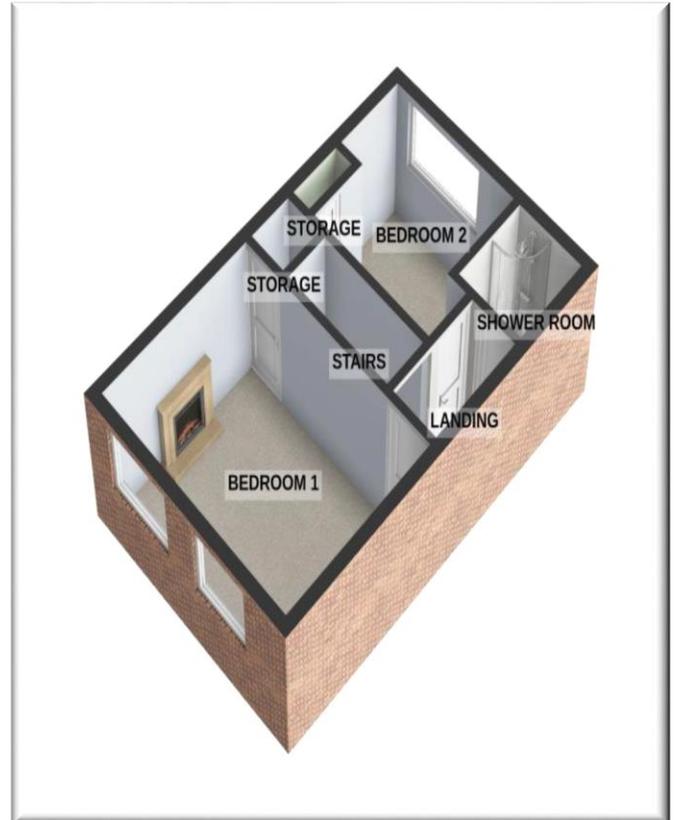
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

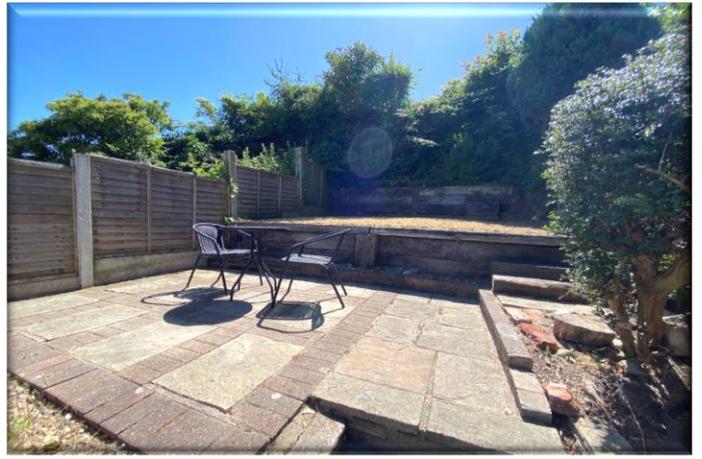
From Northwich please leave along the one way system over the bridge towards Chester Road. Before the traffic lights turn left into Navigation Road, Weaver Road is located on the right hand side, proceed up the hill and number 20 is located on the left hand side denoted by our distinctive For Sale Board.

“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 Number - TBC
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- Mains Services Connected - Gas, Electric, Water (Meter) Main Sewer
- Council Tax Banding - A
- Parking Arrangements - Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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