ROYAL FOX

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- Older Style End Mews
- Two Bedrooms
- Large Corner Plot
- Potential To Extend
- Modern Kitchen & Bathroom
- Gas Central Heating
- Sought After Location
- Ideal Starter Home
- Close To Village Centre

IDEAL STARTER HOME - TWO BEDROOMS - LARGE REAR GARDEN - CUL-DE-SAC LOCATION - MODERN KITCHEN & BATHROOM - CORNER PLOT ...

Royal Fox Estates are very pleased to offer to the open market this very attractive older style end mews property located within the highly desirable area of Hartford. The property enjoys a cul-de-sac position and stands in a large corner plot. The property features gas fired central heating, UPVC single glazed windows and subject to all necessary planning applications has the potential to extend and add real value to the property.

18 Royds Close
Hartford Northwich

Offers in Excess of

£190,000

Entrance Hall *6' 2" x 6' 8" (1.87m x 2.03m)*

Lounge/Diner *18' 4" x 9' 3" (5.6m x 2.83m)*

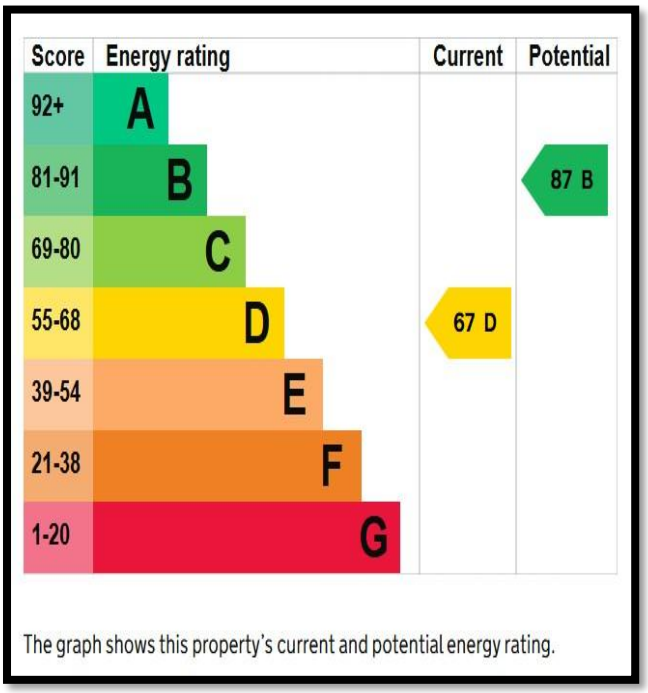
Kitchen *9' 6" x 7' 9" (2.9m x 2.37m)*

Landing

Bedroom One *8' 10" x 14' 5" (2.7m x 4.4m)*

Bedroom Two *11' 2" x 9' 6" (3.41m x 2.9m)*

Bathroom/WC *6' 3" x 5' 7" (1.9m x 1.71m)*



ACCOMMODATION *- Comprising briefly: reception hallway with cloaks, dual aspect lounge/diner, modern well fitted kitchen with built in appliances to include, oven, hob, larder fridge/freezer, To the first floor are two generous bedrooms and a modern three piece white suite.*

OUTSIDE *- With gated access to the front garden and gate giving access to the rear garden. Wooded aspect to rear, large enclosed rear garden with flower beds and raised timber decking area.*

LOCATION *- Hartford village is best described as "delightful" with local shops, services, public houses, churches and excellent schools including primary, secondary and the Grange private school. For a larger selection of shops & services the market town of Northwich is only a short car journey away. Good access is afforded from Hartford to the A556 which in turn provides links to the major motorway networks to include the M6 & M56 making destinations to Chester, Manchester, Liverpool and Manchester international airport all easily accessible.*

Property Information

- *Approx. 604 Sq.Ft (56.1 Sq m)*
- *Tenure: Freehold*
- *Council Band: B*
- *EPC Rating: D*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Street*

"Put your property in our hands…"

"Ultimate Estate Agency….From The Fox"

Viewings : Northwich Office
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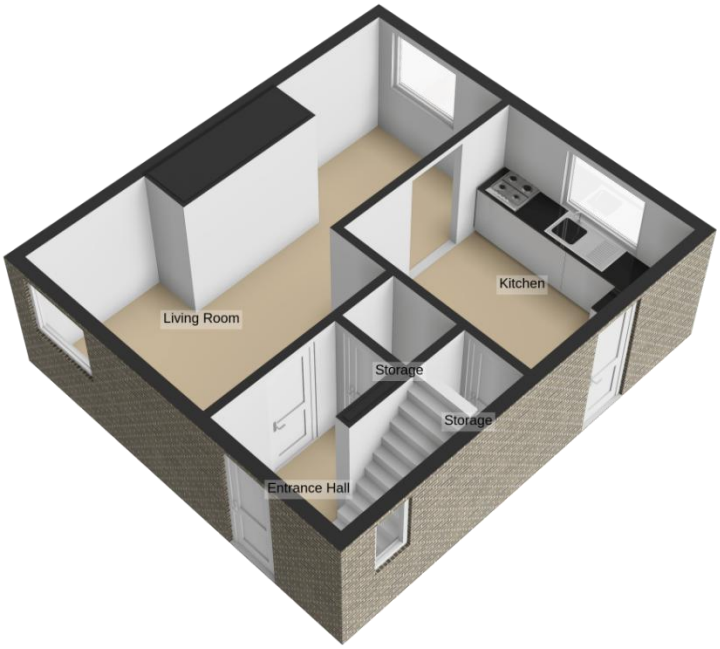
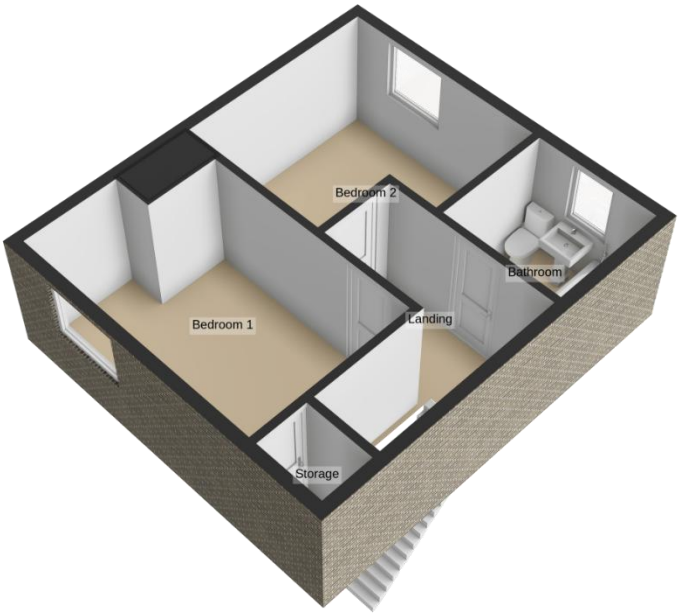
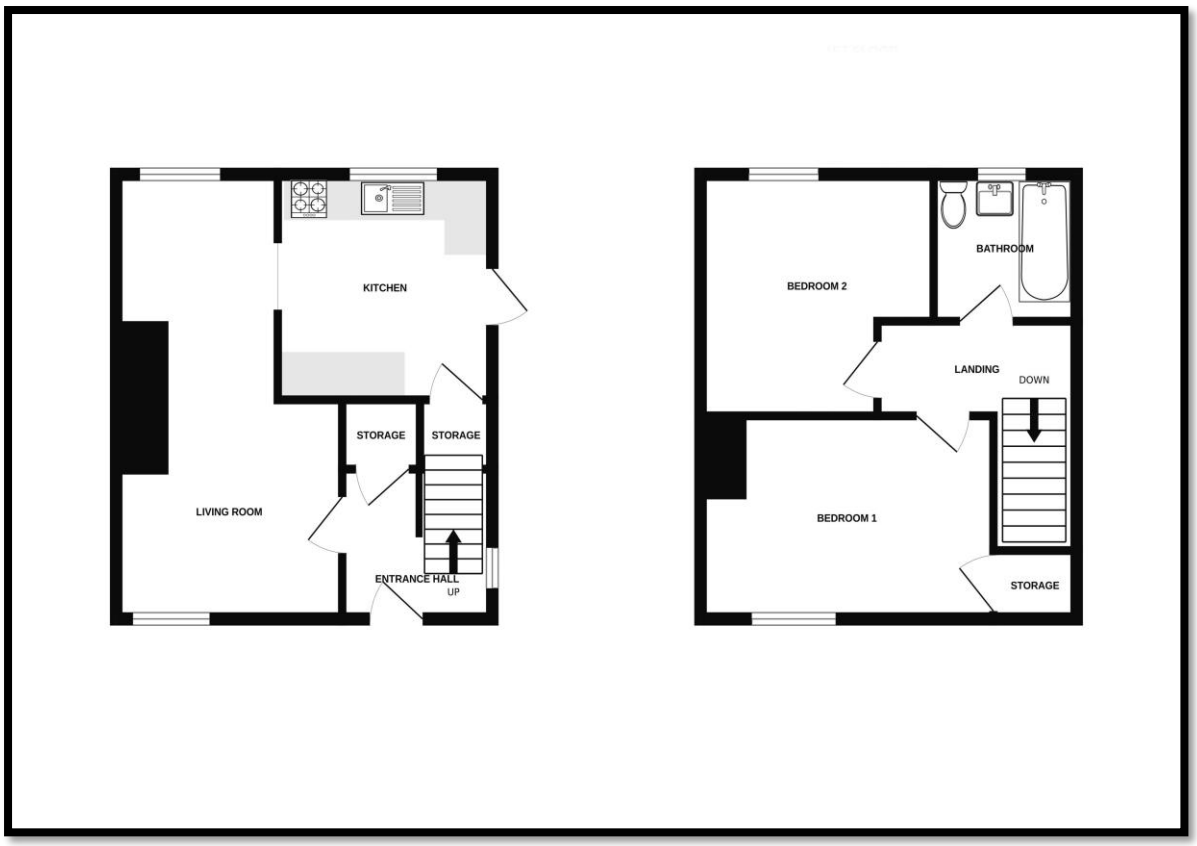

Living Room
Kitchen
Storage
Storage
Entrance Hall


Bedroom 2
Bathroom
Bedroom 1
Landing
Storage



Directions

From Northwich leave along the A559 Chester Road, pass Greenbank railway station and continue towards Hartford Green. At the traffic lights turn left onto School Lane pass the village green on your right. At the corner with the Hart If Hartford turn left. No.41 proceed straight on turning right into Riddings Lane, Royds Close is located on the right 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.