



ROYAL FOX

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- **Modern, Semi Detached Family Home**
- **Three Good Sized Bedrooms**
- **En-Suite & Guest WC**
- **Open Plan Kitchen/Diner**
- **Parking for Three Vehicles**
- **Cul-De-Sac Location**
- **Built 2015**
- **Excellent Transport Links**
- **Catchment Area for Highly Rated Schools**



MODERN SEMI-DETACHED FAMILY HOME - BUILT 2015 - COOKES MEADOW DEVELOPMENT - THREE BEDROOMS - CUL-DE-SAC LOCATION ...

Royal Fox Estates are delighted to offer this modern, well presented family home built in 2015 by Stewart Milne Homes offering excellent first time buyer / young family accommodation. No. 50 is situated to the end of a quiet Cul de sac enjoying a slightly larger than standard plot with excellent parking afforded to the side elevation.

ACCOMMODATION: The home comprises internally of .. To the ground floor: Entrance hall, guest WC, spacious lounge, fitted kitchen/diner with BUILT IN APPLIANCES with French doors leading out to the rear garden. To the first floor are three well sized bedrooms with en-suite shower room to the principal bedroom. There are fitted wardrobes to bedrooms 1 & 2 & In addition is the main family bathroom.

OUTSIDE: To the front is an attractive low maintenance front garden area, parking is afforded down the side elevation with space to accommodate up to three vehicles. To the rear is a well kept, enclosed lawned garden with patio areas to the top and bottom.

LOCATION: The property is conveniently positioned with direct access onto the A556 and onto the main motorway networks (M56 & M6) putting nearby cities within easy reach. The town centre of Northwich is a 5-10 minute car journey away offering many national chains and small independent outlets, as well as most major supermarkets. Falling into the catchment area for some of the best rated primary/high schools in the area.



**50 Foxglove Way
Rudheath Northwich**

**Guide Price
£265,000**



Property Info:

- *Approx Sq Footage 825 (76.2 Sq m)*
- *Tenure: Leasehold*
- *Length of Lease: 999 Years from 01/01/2015*
- *Ground Rent: TBC by your legal representative*
- *Service Charge: £233.70 PA (Latest Statement for 01/01/26 - 31/12/2026)*
- *EPC Rating: C*
- *Council Band: C*
- *Parking Arrangements: Driveway to Side Elevation*

Accommodation

Entrance Hall 6' 2" x 6' 7" (1.87m x 2.01m)

Guest WC 5' 0" x 5' 3" (1.52m x 1.59m)

Lounge 17' 1" x 15' 1" (5.21m x 4.61m)

Kitchen/Diner 12' 6" x 15' 1" (3.81m x 4.61m)

Landing

Bedroom One 12' 0" x 8' 6" (3.65m x 2.60m)

En-Suite Shower Room 8' 4" x 6' 7" (2.55m x 2.01m)

Bedroom Two 8' 8" x 8' 6" (2.64m x 2.60m)

Bedroom Three 8' 8" x 6' 7" (2.64m x 2.01m)

Main Bathroom 8' 5" x 5' 4" (2.57m x 1.63m)





*“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

Proceed along Middlewich Road leaving Northwich. Continue to the bridge adjacent to the Old Broken Cross and turn right at the lights. Continue along King Street and turn left onto Cookes Lane. Turn right onto Foxglove Way. continue along and no.50 can be found on the right hand side.

“Call The Fox NOW for your FREE valuation”



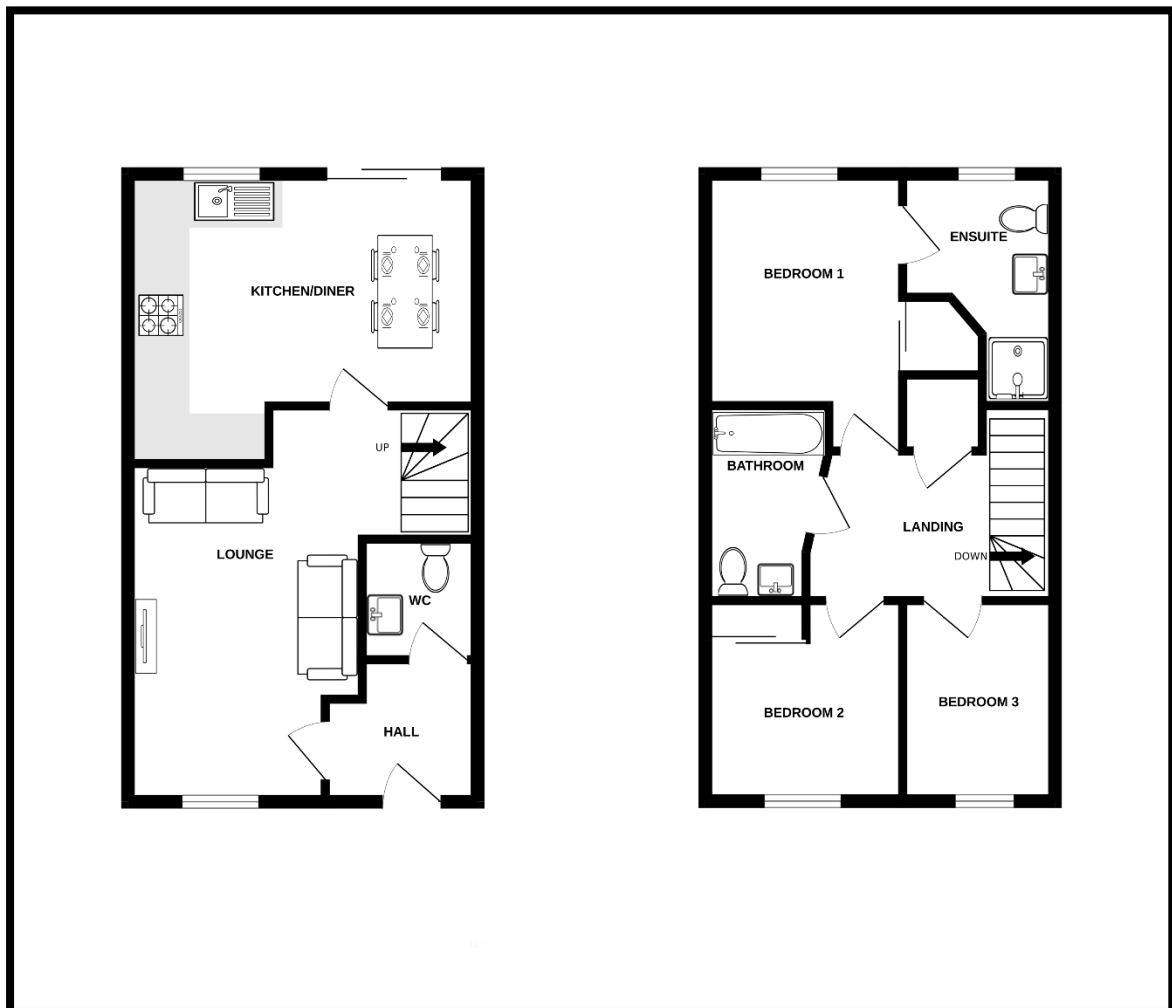
IMPORTANT NOTE:

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The Fox's Insight

- Tenure: Leasehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water (Meter) Sewage
- Council Band: C
- Parking Arrangements: Driveway to Side Elevation



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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