



ROYAL FOX

... ultimate estate agency

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- Detached Bungalow
- Beautifully Appointed
- Three Bedrooms
- En-Suite
- Summer House
- Mezzanine Landing
- Landscaped Gardens
- Garage & Driveway
- Built Circa 1950s



SIMPLY STUNNING DETACHED BUNGALOW - EXTENDED ACCOMMODATION - LANDSCAPED GARDENS - THREE BEDROOMS - DETACHED GARAGE - MEZZANINE LANDING - BEAUTIFULLY APPOINTED THROUGHOUT - MODERN DETACHED SUMMERHOUSE..... Royal Fox Estates are extremely pleased to offer to the open market - 'THE BELLOWS' individually designed and providing generous accommodation with some attractive internal twists to include a fabulous Mezzanine landing situated above the living room. The bungalow offers gas fired central heating (Combination System) Upvc double glazed windows and the 2nd shower room off the main bedroom enjoys under-floor heating.

ACCOMMODATION - Comprising briefly: entrance hall, inner hall, living room, mezzanine landing, family room, dining room, modern fitted kitchen with BUILT IN APPLIANCES, three bedrooms master with built in robes, en-suite and additional shower room off. A further family bathroom is located off the inner hallway. The internal layout flows beautifully providing large open plan family spaces and cozy quiet areas when relaxation is required.

OUTSIDE - 'The Bellows' stands in a large garden plot set back from the A49 with landscaped gardens, stylish summerhouse with power, lighting, heating and internet access, detached garage with power and lighting, driveway extending to the side allowing for ample off street parking.

LOCATION - Cuddington is a picturesque, primarily residential village located around 4 miles from Northwich. Often paired with neighboring Sandiway, it offers a semi rural setting, historic railway station, local shops, and easy access to Delamere Forest and Blakemere Village. For the commuter good access is afforded to the A556/A49 with onward links to the local motorway network.



The Bellows Warrington Road
Cuddington Northwich

Guide Price
£575,000



Accommodation

Entrance Hall

Inner Hallway

Living Room 20' 3" x 15' 8" (6.16m x 4.77m)

Mezzanine 8' 4" x 15' 9" (2.55m x 4.79m)

Family Room/Bedroom Four 13' 0" x 10' 0" (3.96m x 3.06m)

Dining Room 10' 5" x 16' 6" (3.18m x 5.02m)

Kitchen 10' 5" x 11' 3" (3.18m x 3.42m)

Bedroom One 17' 0" x 13' 10" (5.18m x 4.21m)

En-Suite 3' 11" x 9' 1" (1.18m x 2.75m)

Shower Room/WC 8' 2" x 10' 1" (2.48m x 3.07m)

Bedroom Two 9' 11" x 11' 8" (3.02m x 3.55m)

Bedroom Three 11' 3" x 11' 2" (3.44m x 3.40m)

Family Bathroom 6' 6" x 8' 10" (1.97m x 2.68m)

Summer House 9' 10" x 11' 0" (3.00m x 3.35m)

Garage 17' 9" x 7' 9" (5.41m x 2.36m)

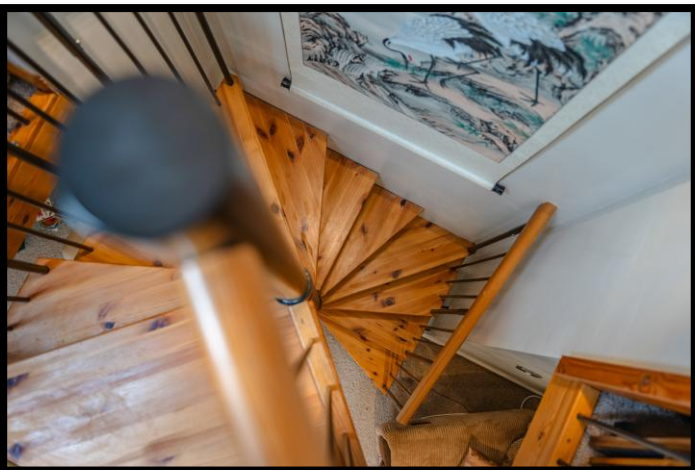
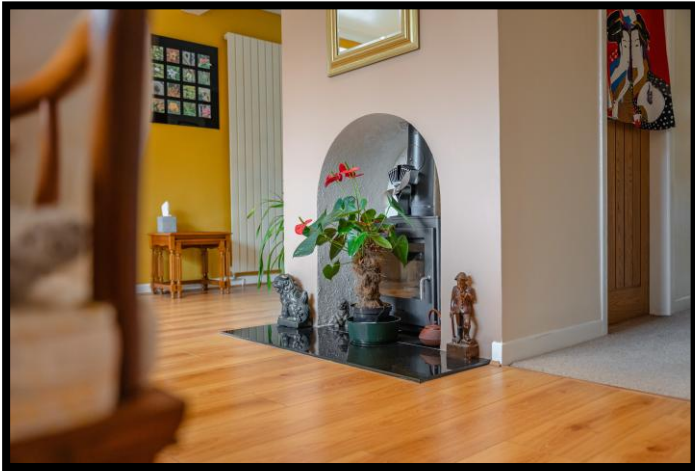
Property Information

- Approx. Sq Ft – 1624 (150.0 Sq m)
- Freehold
- Council Band - E
- EPC Rating - D
- Services - Mains - Electric - Gas - Water - Sewer
- Parking - Garage - Driveway





*“Put your property
in our hands...”*

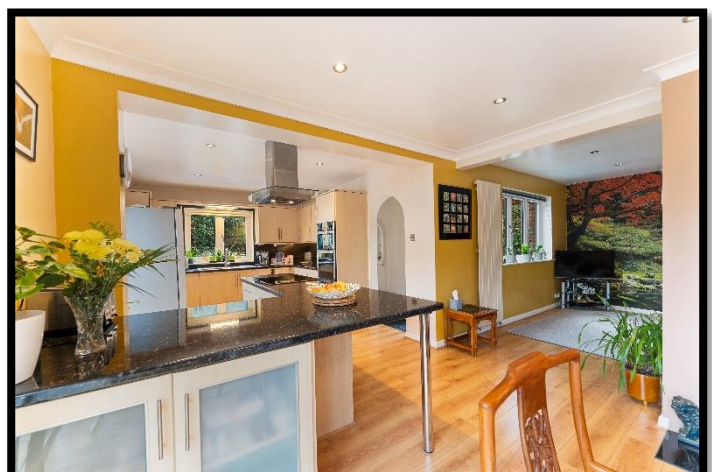


*“Ultimate Estate
Agency....From The Fox”*

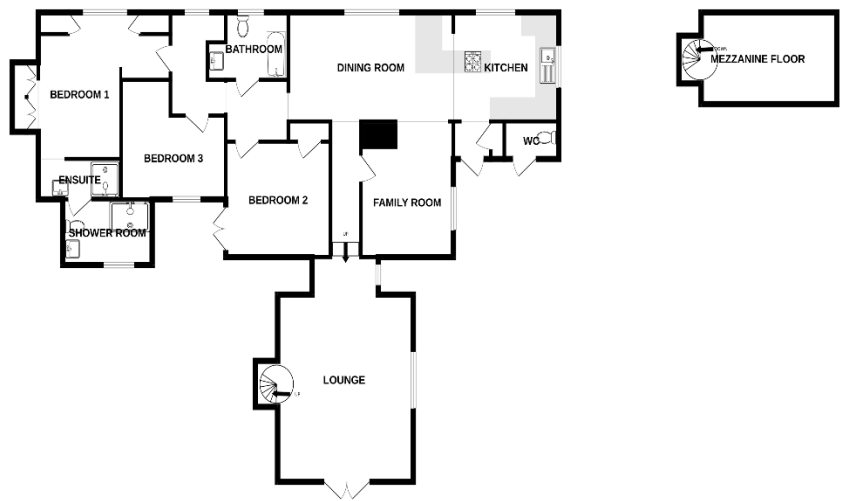
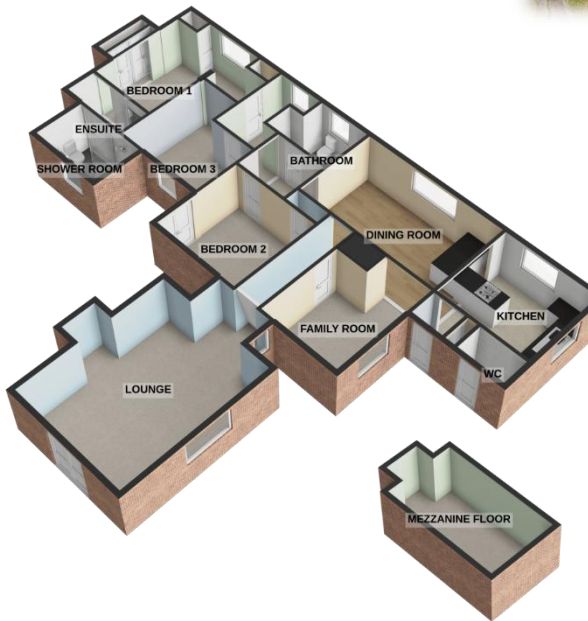
Viewings : Northwich Office
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Directions

From Northwich leave along London Road in the direction of Kingsmead and proceed to the A556 Chester Road. At the roundabout turn right onto the A556 in the direction of Chester. Pass the turning for Hartford & Weaverham and turn right at Sandiway along Norley Road towards Cuddington. At the junction with the A49 turn right, pass the traffic lights and 'The Bellows' can be found on the left hand side, identified 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 No: TBC
- Class Of Title: TBC
- Mains Services Connected: Water , Gas, Electric, Main Sewerage
- Tax Band: E
- Parking: Driveway & Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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