



# ROYAL FOX

... ultimate estate agency

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- **Beautiful & Spacious Character Cottage**
- **Stunning, 150 Ft. Rear Garden**
- **Open Rear Aspect**
- **Three Bedrooms**
- **Modern, Open Plan Kitchen/Diner**
- **Wood Burner**
- **Rear Conservatory/Snug**
- **Utility/WC**
- **Summerhouse**



**BEAUTIFUL & SPACIOUS PERIOD COTTAGE - STUNNING 150 FT. REAR GARDEN - OPEN REAR ASPECT - POPULAR VILLAGE LOCATION - THREE BEDROOMS - ONE NOT TO BE MISSED! ...**

*Royal Fox Estates are excited to offer this beautifully presented period home offering so much both internally and externally. The property has been modernised to a high standard inside, with an open layout & boasts a truly breath-taking rear garden plot.*



**38 Chapel Street  
Wincham Northwich**

**Offers in Excess of  
£250,000**



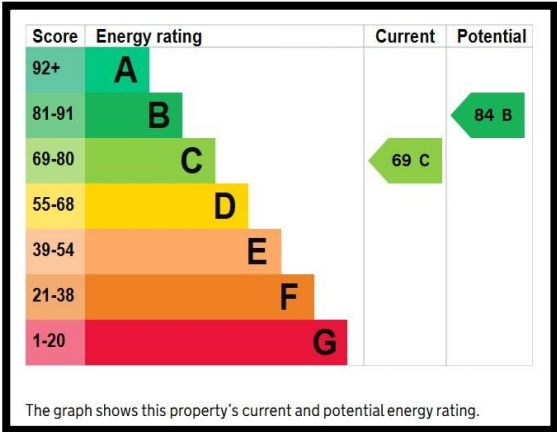
**ACCOMMODATION:** *Comprising of internally ... To the ground floor: Entrance porch, spacious lounge, modern, open plan dining kitchen with wood burner opening into the rear conservatory/snug. In addition, off which is a utility area/ WC for added convenience. To the first floor are three bedrooms (two double & a single) as well as a family bathroom.*

**OUTSIDE:** *Externally to the front is a tarmac driveway. The rear of the property truly stands out with a long 150ft. garden with lawns, multiple seating areas, covered pergola & attractive timber summerhouse benefitting from power running to. The garden backs onto to open views.*

**LOCATION:** *The home is located in a sought-after location close to amenities and shops within Wincham Village. The village itself is best described as peaceful & rural close to many green spaces including Marbury Country Park & Anderton nature reserve. At the same time the town centre of Northwich is within a five minute drive with its large range of shops, supermarkets, events and multi-screen cinema.*

**Property Information:**

- Approx Sq. Footage: 1073 (98.1 Sq. m)
- Tenure: Freehold
- Council Band: B
- EPC Rating: C
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Driveway



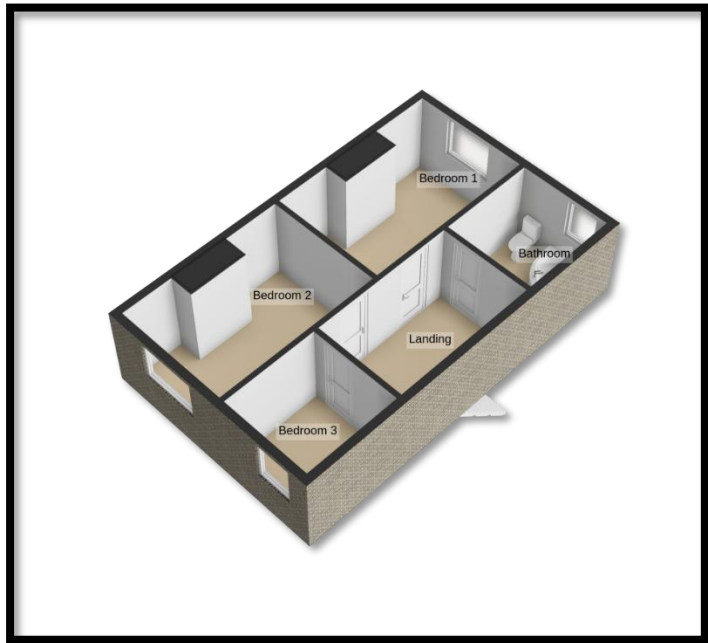
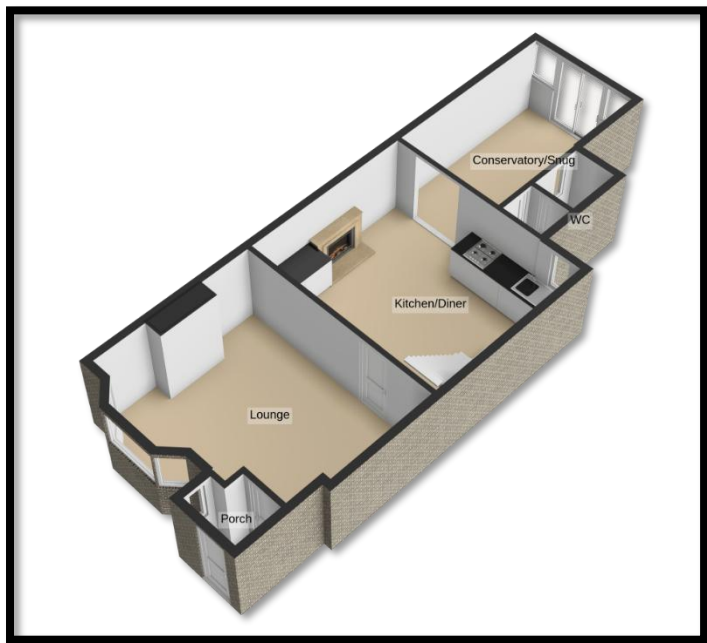
**Accommodation**

- Porch** 3' 11" x 4' 8" (1.19m x 1.41m)
- Lounge** 14' 3" x 16' 6" (4.35m x 5.03m)
- Kitchen/Diner** 13' 8" x 16' 6" (4.17m x 5.03m)
- Rear Snug / Conservatory** 14' 5" x 9' 2" (4.39m x 2.8m)
- Utility / WC** 5' 0" x 4' 0" (1.52m x 1.23m)
- First Floor Landing** 11' 4" x 8' 0" (3.45m x 2.43m)
- Bedroom One** 13' 8" x 9' 2" (4.17m x 2.8m)
- Bedroom Two** 13' 0" x 9' 2" (3.95m x 2.8m)
- Bedroom Three** 7' 7" x 7' 4" (2.31m x 2.23m)
- Bathroom** 7' 9" x 7' 4" (2.36m x 2.23m)











## Directions

*Follow New Warrington Road Leaving Northwich. Turn Right onto Chapel Street. No. 38 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.



## The Fox's Insight

- Tenure: Freehold
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- Class of Title. TBC
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