



ROYAL FOX

... ultimate estate agency

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- Superbly Appointed
- Inner Mews
- Three Storey Accommodation
- 3/4 Bedrooms
- En-Suite
- South/West Rear Garden
- Double Width Drive
- 1st Floor Lounge
- Gas Central Heating



FREEHOLD PROPERTY - SUPERBLY APPOINTED INNER MEWS - THREE STOREY ACCOMMODATION - THREE/FOUR BEDROOMS - 1ST FLOOR LOUNGE - DOUBLE WIDTH DRIVEWAY - TURN-KEY PROPERTY - SOUTH/WEST FACING REAR GARDEN - VERY POPULAR RESIDENTIAL DEVELOPMENT - VIEWINGS ESSENTIAL.....

Royal Fox Estates are extremely pleased to offer to the open market this very attractive and beautifully presented modern inner mews offering flexible and spacious family accommodation. The property features gas fired central heating and UPVC double glazed windows.



**25 Buttercup Crescent
Winnington Village Northwich**

**Offers In Excess Of
£290,000**



ACCOMMODATION - Comprising briefly: ground floor, reception hallway, guest WC, bedroom four/study large family living/dining space with a fully equipped kitchen with built in appliances to include oven, hob, extractor, washing machine, dishwasher and larder fridge/freezer. To the first floor is the formal lounge area and main bedroom with en-suite. To the second floor are two further double bedrooms and a combined bathroom/WC.

OUTSIDE - To the front is a double width drive providing parking for two vehicles, to the rear is a south/west facing low maintenance private fenced garden

LOCATION - The property is located within a extremely popular residential development built by Barrett Homes. Situated in the ever popular Winnington Village development, a wide range of local amenities can be found close to the property, including a Co-op store, Takeaway's, Bars, Hairdressers & Nursery to name but a few. Northwich Town Centre is just two miles away or a five minute car journey with it's large range of shops & services including many national supermarket chains & multi screen Odeon Cinema.

Property Information

- Approx Sq Ft - 1258 (116.8 Sq m)
- Freehold
- Council Band - C
- EPC Rating - B
- Services - Mains - Gas - Electric - Water (Meter) Sewer
- Parking - Driveway

Accommodation

Reception Hallway

Guest WC 5' 5" x 2' 9" (1.65m x 0.84m)

Study/Bedroom Four 9' 3" x 6' 2" (2.82m x 1.88m)

Living Area/Dining 13' 0" x 12' 11" (3.96m x 3.93m)

Kitchen 10' 1" x 6' 2" (3.07m x 1.88m)

First Floor Landing

Lounge 12' 11" x 11' 9" (3.93m x 3.58m)

Bedroom One 12' 11" x 10' 2" (3.93m x 3.10m)

En-Suite 7' 1" x 5' 1" (2.16m x 1.55m)

2nd Floor Landing

Bedroom Two 12' 11" x 11' 11" (3.93m x 3.63m)

Bedroom Three 12' 11" x 10' 2" (3.93m x 3.10m)

Family Bathroom/WC 6' 10" x 5' 11" (2.08m x 1.80m)





*"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

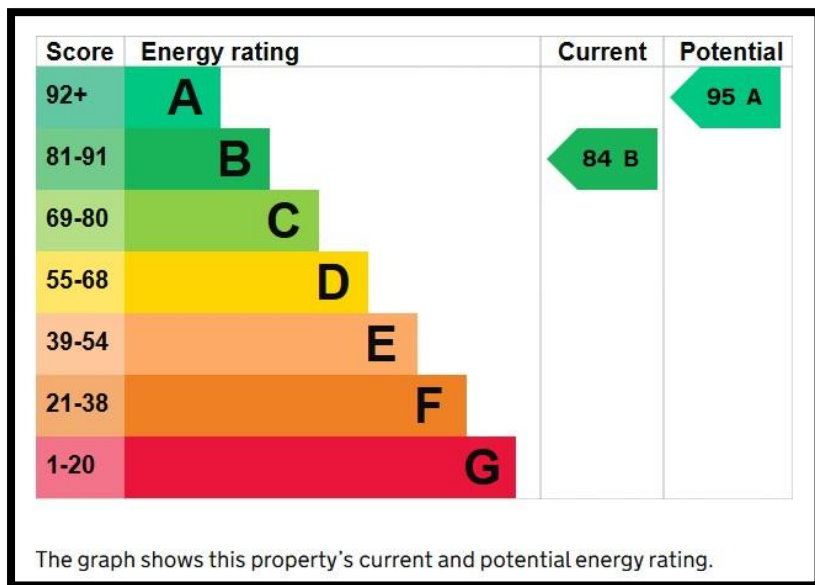
From Winnington Lane going away from Northwich, continue for approx 1 mile. Turn left onto Winnington Avenue followed by a left onto Rosemary Drive. Then take the 4th left onto Buttercup Crescent and No.25 is located on the left hand side at the end of the cul-de-sac.

“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
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter), Main Sewer
- Council Tax Banding - C
- Parking Arrangements - Driveway

