ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- ***Attractive, Spacious Top Floor Apartment***
- ***Two Bedrooms***
- ***Main Bathroom & En-suite***
- ***Lounge/Diner with Juliet Balcony***
- ***Views of Northwich / River Dane***
- ***Boarded Loft Space***
- ***Allocated Parking Space***
- ***Close to Town Centre***
- ***Ideal First Purchase / Investment***



ATTRACTIVE TOP FLOOR APARTMENT - TWO BEDROOMS - BATHROOM & EN-SUITE - RIVER VIEWS - NO ONWARD CHAIN ...

Royal Fox Estates are pleased to offer this well cared for, second floor apartment conveniently located close to the town centre & offering lovely views over central Northwich and the river Dane. The property has recently undergone a course of modernising and decoration leaving prospective buyers little in the way to do to start enjoying straight away.





79 Drillfield Road
Northwich

Guide Price

£130,000



Accommodation

Entrance Hall

Lounge/Diner *23' 1" x 9' 11" (7.04m x 3.03m)*

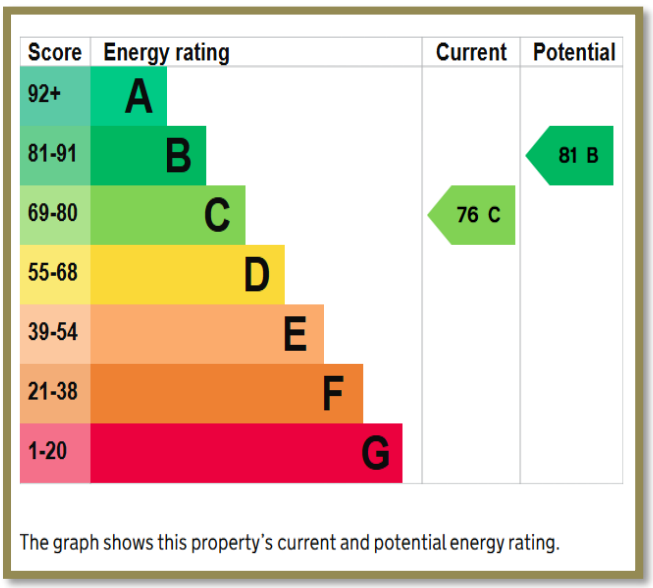
Kitchen *6' 4" x 9' 11" (1.93m x 3.02m)*

Bedroom One *10' 7" x 8' 6" (3.23m x 2.60m)*

En-Suite *6' 2" x 5' 8" (1.87m x 1.73m)*

Bedroom Two *10' 11" x 7' 10" (3.32m x 2.38m)*

Bathroom/WC *6' 7" x 6' 0" (2.01m x 1.83m)*



ACCOMMODATION: *The home comprises of ... Entrance Hall with built in storage cupboard, lounge/diner with French windows and Juliet balcony, fitted kitchen with built in appliances, two good size bedrooms with a modernised en-suite shower room to the principal. In addition is the main bathroom/WC. Also to note is a large boarded loft space offering excellent additional storage with pull down ladder for access.*

OUTSIDE: *An allocated parking space is provided situated just to the right-hand side of the communal entrance.*

LOCATION: *The property is ideally situated at the very end of Drill field Road in a quiet spot, where just off provides access to walk along the River Dane. Northwich Town Centre is short stroll into offering a wide range of shops, services & multi-screen Odeon cinema.*

Property Information:

- *Approx Sq. Footage: 632 (59.3 Sq m)*
- *Tenure: Leasehold*
- *Length of Lease: 125 Years from new (2005)*
- *Ground Rent: £125.00 PA*
- *Service Charge: £1646.00 PA (Statement from 01/01/2026 - 31/12/2026)*
- *Council Band: C*
- *EPC Rating: C*
- *Mains Connected: Electric, Water (Meter) Sewage*
- *Parking Arrangements: One Allocated Space*

























The Fox's Insight

- Tenure- Leasehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Water (Meter) Sewage
- Council Band: B
- Parking Arrangements: One Allocated Space

Directions

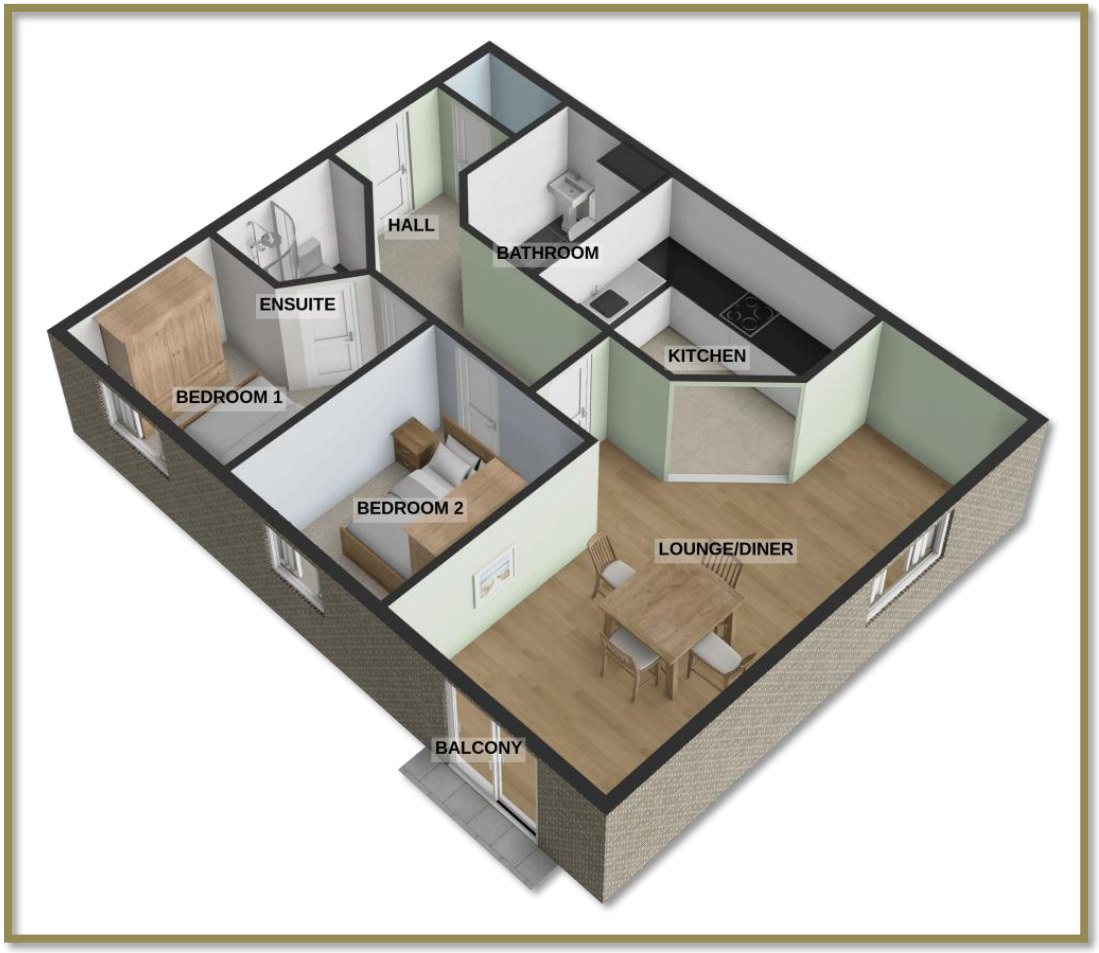
Proceed out of Northwich along the (A559) Chester Way, continue through the one way system (A5509) Chester Way turning left at the traffic lights onto the (A533) London Road, turn almost immediate left into Drillfield Road.

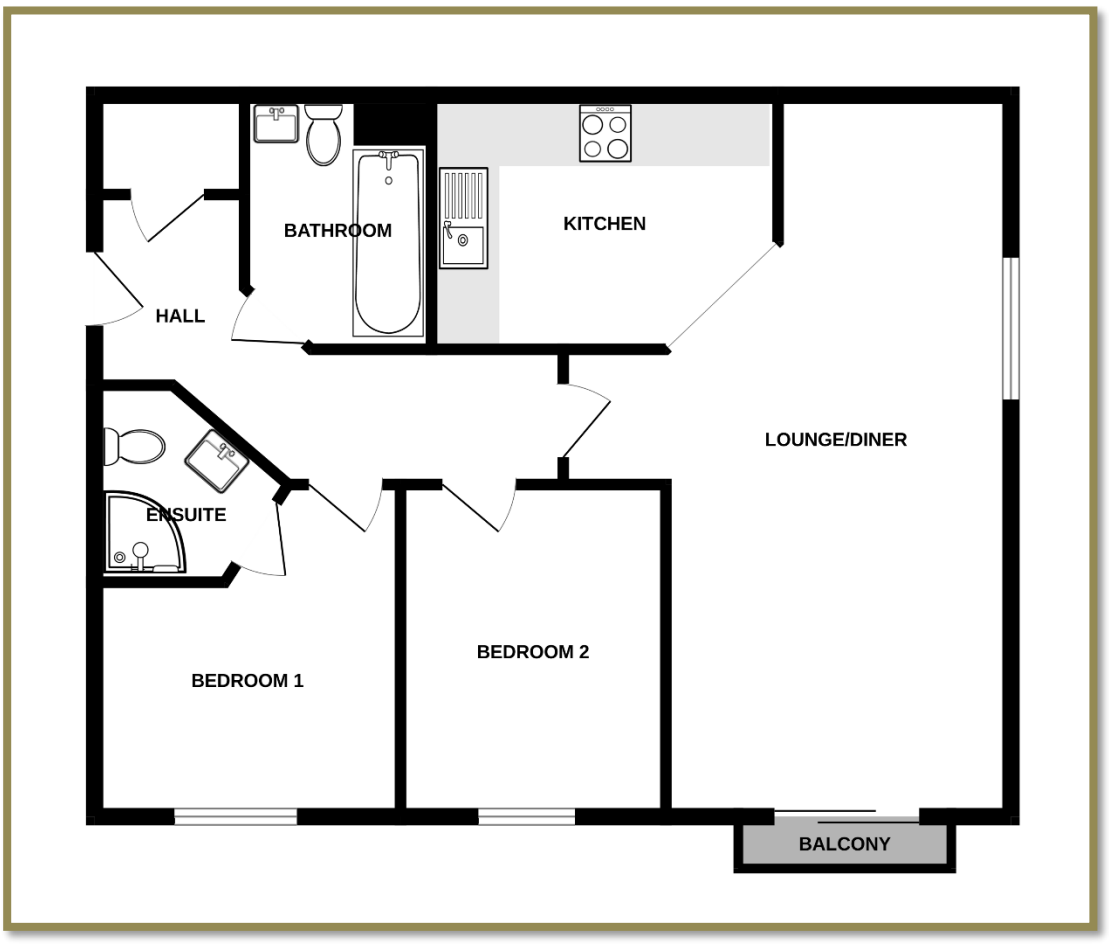
"Call The Fox NOW for your FREE valuation"



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.


HALL
BATHROOM
ENSUITE
KITCHEN
BEDROOM 1
BEDROOM 2
LOUNGE/DINER
BALCONY


BATHROOM
KITCHEN
HALL
LOUNGE/DINER
ENSUITE
BEDROOM 2
BEDROOM 1
BALCONY