



ROYAL FOX

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- **Elegant & Stylish Semi Detached**
- **Three Bedrooms**
- **Side Extension**
- **Underfloor Heating**
- **Modern Kitchen/Diner**
- **Utility Area & WC**
- **Beautiful West Facing Garden**
- **Bespoke Summerhouse & Garden Room**
- **Open Rear Views**



1930'S SEMI DETACHED - BEAUTIFULLY PRESENTED INSIDE AND OUT - WEALTH OF GREAT FEATURES - STUNNING REAR GARDEN WITH OPEN VIEWS ...

Royal Fox Estates are delighted to offer No. 19 Moss Road. This traditional family home has been lovingly improved to a high standard over the years by the current owners whilst retaining lots of character, charm & a long list of attractive additional features. Located in arguably one of Northwich's most desirable postcodes, the home sits on a generous plot enjoying fantastic open rear views over Moss Farm.



**19 Moss Road
Winnington Northwich**



Accommodation

Entrance Hall 16' 2" x 10' 5" (4.93m x 3.17m)

Front Lounge 13' 7" x 12' 10" (4.15m x 3.91m)
Measurement Into Bay

Rear Lounge/Family Room 13' 7" x 11' 3" (4.13m x 3.44m)

Kitchen/Diner 16' 9" x 13' 5" (5.10m x 4.10m)

Guest WC 3' 0" x 5' 0" (0.91m x 1.52m)

First Floor Landing 10' 9" x 8' 7" (3.27m x 2.62m)

Bedroom One 12' 11" x 10' 3" (3.94m x 3.13m)

Bedroom Two 12' 2" x 10' 3" (3.71m x 3.13m)

Bedroom Three 7' 2" x 7' 6" (2.18m x 2.29m)

Family Bathroom 8' 1" x 7' 5" (2.47m x 2.27m)



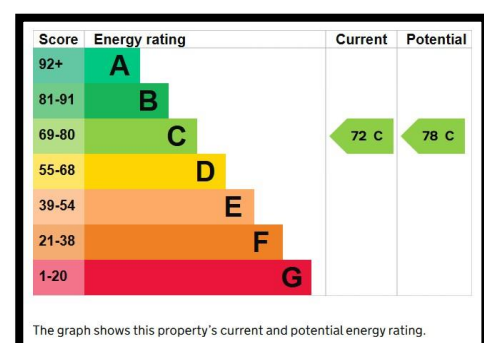
ACCOMMODATION: Comprising of - To the ground floor ... Storm porch, entrance hall, front lounge with bay window, rear lounge/family room with sliding doors letting in lots of natural light. The aforementioned accommodation benefits from quality Douglas Fir parquet style flooring. The side extension now allows for an excellent sized dining kitchen with integrated appliances, under-stairs pantry and underfloor heating, off which is a utility area & downstairs guest WC. To the first floor are three bedrooms & a modern four-piece family bathroom (also with the benefit of underfloor heating). The loft space is boarded allowing for extra storage.

OUTSIDE: To the front is a large block paved driveway suitable for up to three vehicles. The rear of the property is something special indeed. The tiered garden points west to allow evening sunsets to be enjoyed with open views over moss farm and the leisure complex. There is a large bespoke timber summerhouse with power and once again, underfloor heating so it can be used and enjoyed all year round. Also is an ingenious converted outhouse used as a workshop/mancave benefitting from power, water and cooking facilities, further down is a timber garden shed, fully glazed greenhouse & a preserved brick-built World War two air raid shelter used for storage.

LOCATION: Moss Road remains a prime spot for families and high in demand for its proximity to local shops in Castle, primary & high schools, Greenbank train station and being within walking distance (or very short drive) to Northwich town centre. Good access is afforded to the A556 and onto the major motorway networks of the M6 & M56.

Property Information:

- Approx. Sq Footage 1155 (107.3 Sq m)
- Tenure: Freehold
- EPC Rating: C
- Council Band: C
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Driveway











Directions

From Northwich leave along the one way system cross over the bridge towards Chester Road. At the traffic lights turn left onto Chester Road and proceed passing the parade of shops at Castle. At the traffic lights turn right into Moss Road, number 19 is located on the left 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

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