



ROYAL FOX

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- Imposing Detached House
- 7 Bedrooms
- Three Storey
- Large Garden Plot
- Substantially Extended
- Double Garage
- Lovely Village Location
- Potential To add Value
- Four Bathrooms



IMPOSING DETACHED HOUSE - ORIGINAL BUILDING CIRCA 1919 - EXTENSIVELY EXTENDED - 7 BEDROOMS - THREE STOREY ACCOMMODATION - LARGE GARDEN PLOT - DETACHED DOUBLE GARAGE/WORKSHOP - POTENTIAL TO ADD VALUE - TRANQUIL VILLAGE LOCATION - AMPLE OFF-STREET PARKING....

Royal Fox Estates are pleased to bring to the open market this substantial detached house that provides extremely spacious 7-bedroom accommodation spread over three levels. The original building dates back to 1919 however over the years extensions have been added. In 1996 the ground floor extension was added, in 2005 the attic was converted and in 2022 the second-floor extension was added. The property features gas fired central heating via a traditional style boiler and all but two windows are UPVC double glazed.

OWNERS COMMENTS - "When adding the ground floor living room extension it was configured in such a way that it could be changed into a self-contained granny flat if required with all the necessary plumbing installed, just requires connection and the study off the living room could be altered into a galley style kitchen"



**30 Birches Lane
Lostock Green Northwich**

**Guide Price
£525,000**



Accommodation

Entrance Hall 9' 5" x 5' 9" (2.88m x 1.75m)

Dining Hall 14' 5" x 10' 4" (4.39m x 3.14m)

Living Room 13' 1" x 24' 2" (4.00m x 7.37m)

Study 4' 11" x 18' 11" (1.49m x 5.76m)

Dining Room/Snug 12' 5" x 12' 11" (3.79m x 3.93m)

Breakfast Kitchen 11' 5" x 21' 7" (3.48m x 6.59m)

Laundry Room/WC/Shower Room 9' 9" x 8' 0" (2.98m x 2.43m)

Rear Porch 5' 10" x 4' 4" (1.79m x 1.33m)

First Floor Landing

Bedroom One 13' 3" x 24' 3" (4.04m x 7.40m)
reducing in width 5.00m

Mezzanine

Bedroom Two 11' 5" x 12' 10" (3.48m x 3.92m)

Bedroom Three 10' 5" x 10' 5" (3.17m x 3.18m)

Bedroom Four 12' 4" x 13' 0" (3.75m x 3.95m)

Bathroom/WC 7' 6" x 8' 0" (2.28m x 2.43m)

Bathroom/WC - Free Standing Bath 5' 9" x 8' 2" (1.74m x 2.49m)

2nd Floor Landing 7' 0" x 5' 7" (2.13m x 1.71m)

Bedroom Five 11' 3" x 9' 11" (3.44m x 3.01m)

En-Suite 6' 3" x 7' 4" (1.91m x 2.24m)

Bedroom Six 11' 5" x 12' 6" (3.47m x 3.81m)

Bedroom Seven 10' 6" x 12' 6" (3.19m x 3.81m)

Storage Room

ACCOMMODATION - Comprising briefly: ground floor, entrance hall into larger dining hall, living room with access to the courtyard garden, study, dining room/snug, breakfast kitchen, laundry room/WC/shower room, rear porch with sink and large walk in pantry off. To the first floor are four generous bedrooms with the main bedroom having a very useful mezzanine landing and a Juliet balcony, two bathrooms/WC, one with a free standing bath. To the second floor are three further bedrooms one with an en-suite and a further storage room off the landing.

OUTSIDE - To the front is a low walled forecourt area with driveway parking for one vehicle. To the side are well stocked raised flower beds, double width driveway and a detached brick built double garage/workshop. To the rear is a separate courtyard style garden with a more extensive West facing garden laid to lawn with patio area, established rose bushes and trees a very safe place for children to let off steam and adults to entertain family and friends.

LOCATION - Lostock Green is a small peaceful semi rural village surrounded by open countryside, farmland and country walks. For commuters the A556 provides direct access to Manchester, Chester, Warrington and the local motorway network. Local schools include Lostock Gralam C of E. Secondary education can be found at The County High School Leftwich, Rudheath Academy and the Grange private school. Northwich town centre with its many amenities, services and leisure activities is around a 10/15 minute car journey away.

Property Information

- Approx. Sq Ft 2744 (254.9 Sq m)
- Freehold
- Council Band - F
- EPC Rating - D
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - Driveways & Detached Double Garage



***"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

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Directions

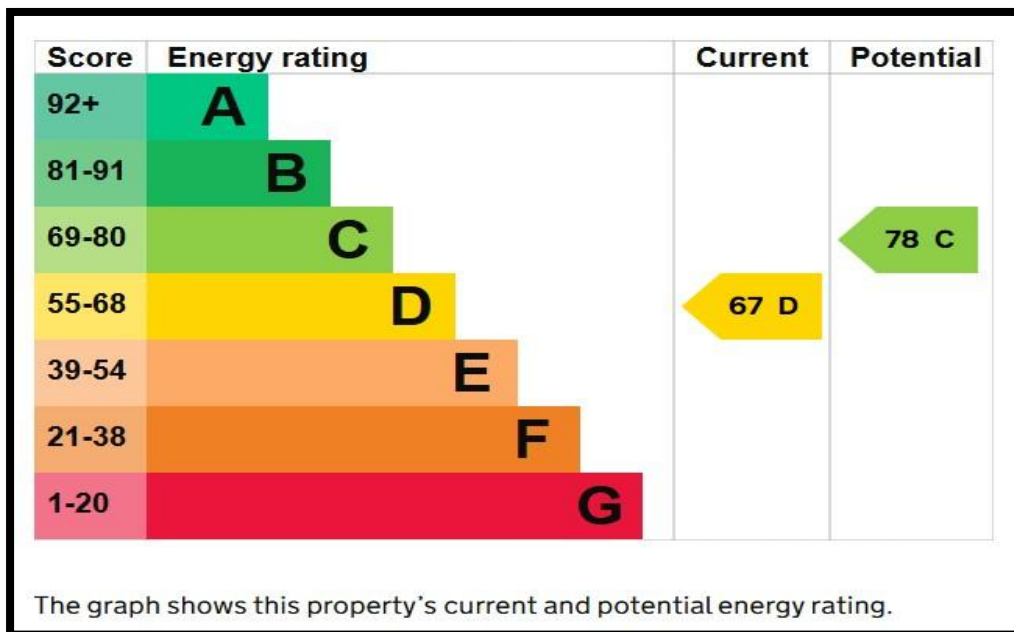
From Northwich leave along A559 Chester Way, at the roundabout take the third exit and proceed onto the A559 Manchester Road. Follow Manchester Road to the roundabout with Chester Road, take the right hand filter lane turning right in the direction of Chester, travelling along the A556. Turn left off the A556, signs for Lostock Green along Birches Lane, number 30 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
- Title No: TBC
- Class Of Title: TBC
- Mains Services Connected: Water, Gas, Electric, Main Sewerage
- Tax Band: F
- Parking: Driveway & Garage



