



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- **Modern, Semi Detached Family Home**
- **Three Good Sized Bedrooms**
- **En-Suite & Guest WC**
- **Open Plan Kitchen/Diner**
- **Parking for Three Vehicles**
- **Cul-De-Sac Location**
- **Built 2015**
- **Excellent Transport Links**
- **Catchment Area for Highly Rated Schools**



MODERN SEMI-DETACHED FAMILY HOME - BUILT 2015 - COOKES MEADOW DEVELOPMENT - THREE BEDROOMS - CUL-DE-SAC LOCATION ...

Royal Fox Estates are delighted to offer this modern, well presented family home built in 2015 by Stewart Milne Homes offering excellent first time buyer / young family accommodation. No. 50 is situated to the end of a quiet Cul de sac enjoying a slightly larger than standard plot with excellent parking afforded to the side elevation.

ACCOMMODATION: The home comprises internally of .. To the ground floor: Entrance hall, guest WC, spacious lounge, fitted kitchen/diner with BUILT IN APPLIANCES with French doors leading out to the rear garden. To the first floor are three well sized bedrooms with en-suite shower room to the principal bedroom. There are fitted wardrobes to bedrooms 1 & 2 & In addition is the main family bathroom.

OUTSIDE: To the front is an attractive low maintenance front garden area, parking is afforded down the side elevation with space to accommodate up to three vehicles. To the rear is a well kept, enclosed lawned garden with patio areas to the top and bottom.

LOCATION: The property is conveniently positioned with direct access onto the A556 and onto the main motorway networks (M56 & M6) putting nearby cities within easy reach. The town centre of Northwich is a 5-10 minute car journey away offering many national chains and small independent outlets, as well as most major supermarkets. Falling into the catchment area for some of the best rated primary/high schools in the area.



**50 Foxglove Way
Rudheath Northwich**

**Guide Price
£265,000**



Property Info:

- *Approx Sq Footage 825 (76.2 Sq m)*
- *Tenure: Leasehold*
- *Length of Lease: 999 Years from 01/01/2015*
- *Ground Rent: TBC by your legal representative*
- *Service Charge: £233.70 PA (Latest Statement for 01/01/26 - 31/12/2026)*
- *EPC Rating: TBC*
- *Council Band: C*
- *Parking Arrangements: Driveway to Side Elevation*

Accommodation

Entrance Hall 6' 2" x 6' 7" (1.87m x 2.01m)

Guest WC 5' 0" x 5' 3" (1.52m x 1.59m)

Lounge 17' 1" x 15' 1" (5.21m x 4.61m)

Kitchen/Diner 12' 6" x 15' 1" (3.81m x 4.61m)

Landing

Bedroom One 12' 0" x 8' 6" (3.65m x 2.60m)

En-Suite Shower Room 8' 4" x 6' 7" (2.55m x 2.01m)

Bedroom Two 8' 8" x 8' 6" (2.64m x 2.60m)

Bedroom Three 8' 8" x 6' 7" (2.64m x 2.01m)

Main Bathroom 8' 5" x 5' 4" (2.57m x 1.63m)





*“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

Proceed along Middlewich Road leaving Northwich. Continue to the bridge adjacent to the Old Broken Cross and turn right at the lights. Continue along King Street and turn left onto Cookes Lane. Turn right onto Foxglove Way. continue along and no.50 can be found on the right hand side.

“Call The Fox NOW for your FREE valuation”



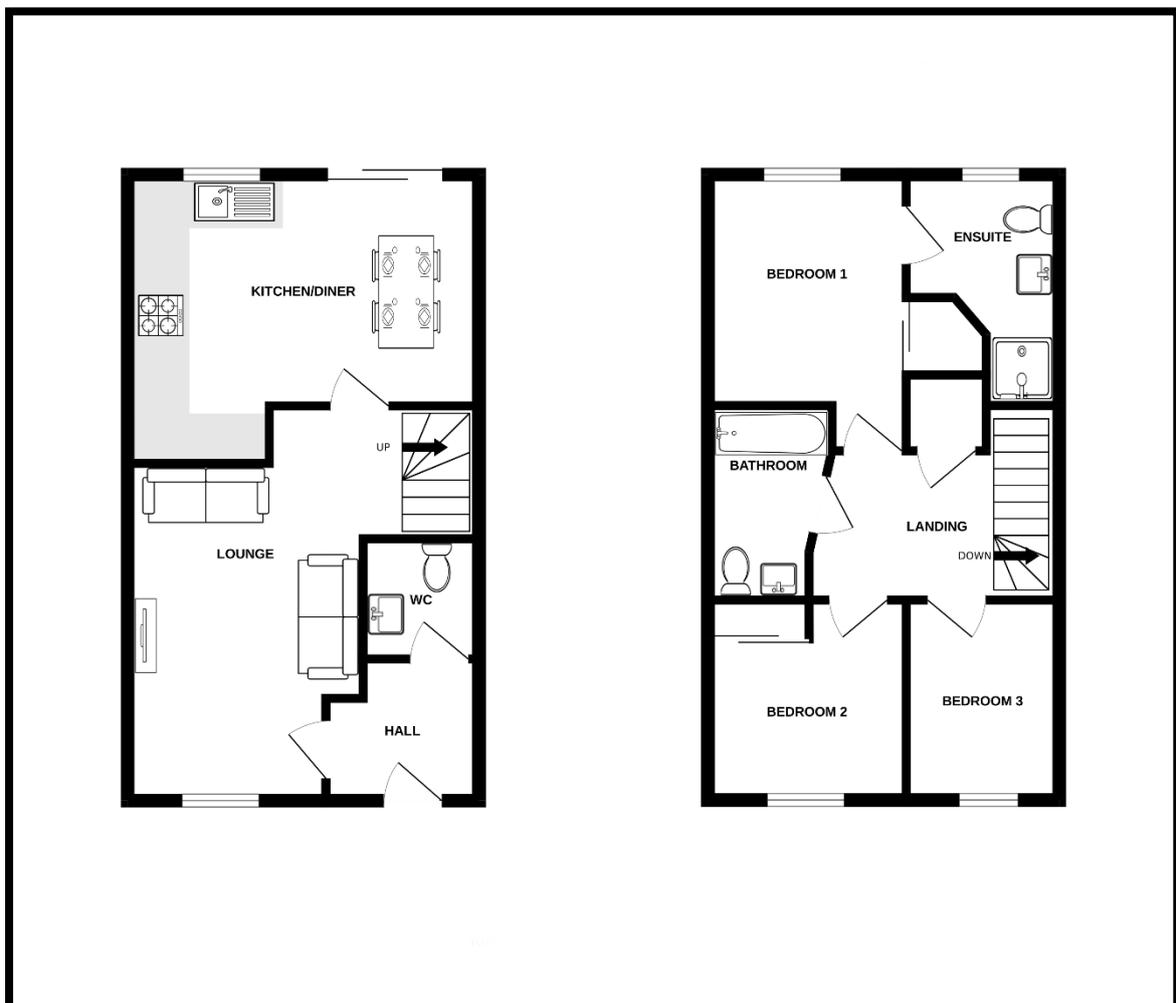
IMPORTANT NOTE:

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: Leasehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water (Meter) Sewage
- Council Band: C
- Parking Arrangements: Driveway to Side Elevation



Energy Performance Certificate



Dwelling type: Semi-detached house **Reference number:** 8100-8779-0729-3026-7423
Date of assessment: 23 April 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 April 2012 **Total floor area:** 68 m²

Use this document to:

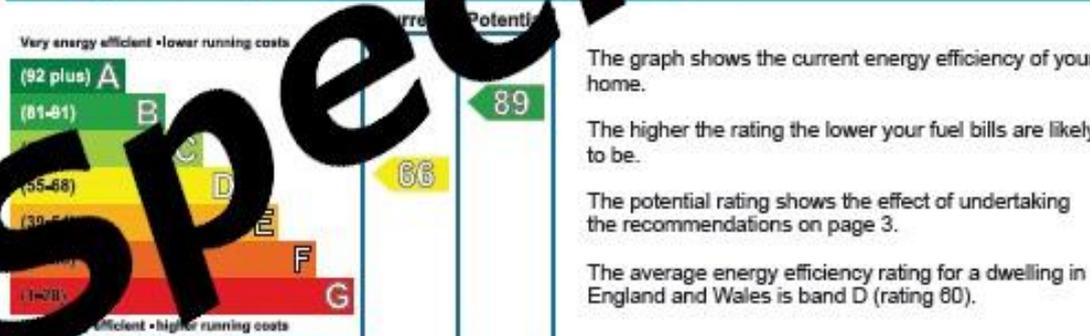
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,860
Over 3 years you could save	£561

Estimated energy costs of this home			
	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£908 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
Totals	£1,860	£1,299	

These figures show how much the average household would spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers, cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	
3 Low energy lighting for all fixed outlets	£25	£39	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.