



ROYAL FOX

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- Substantial Semi Detached
- 2000 Sq Ft of Accommodation
- Three Bedrooms
- Vast Open Ground Floor Layout
- Large Plot
- Rear Snug/Family Room
- Utility & Guest WC
- Gardens & Two Gated Driveways for Ample Parking



TRULY SUBSTANTIAL FAMILY HOME - 2000 SQUARE FT OF ACCOMMODATION - EXCELLENT PLOT - MODERN & OPEN GROUND FLOOR LAYOUT ... Royal Fox Estates are delighted to offer this wonderful family home of impressive size with a jaw dropping expansive ground floor layout perfect for family life. The home has been comprehensively improved over the years offering modern living on an excellent sized corner plot.

ACCOMMODATION: Comprising of briefly: Entrance Hall, lounge, 30X15 FT LIVING KITCHEN/DINER with BUILT IN APPLIANCES, utility room, downstairs guest WC, rear hall leading to a bright and spacious family room/snug with sky lights & LOG BURNER. To the first floor are three bedrooms and a four-piece family bathroom with corner shower and jacuzzi style bath.

OUTSIDE: Ample parking is afforded with GATED DRIVEWAYS to the front and rear thanks to the excellent sized corner plot the home sits on. As well as an enclosed SOUTH FACING garden. SOLAR PANELS are fitted to the south facing roofline (owned) which the owners have commented make a considerable saving to their yearly bills.

LOCATION: Situated within a prominent position of Barnton good access is afforded to all local amenities to include shops and primary schools, excellent transport links via the A49 to the local motorway connections of the M6 and M56. Northwich town centre is approximately 3 miles away where a large selection of shops and services are readily available.



95 Townfield Lane
Barnton Northwich

Offers in the Region Of

£375,000



Property Info:

- *Tenure: Freehold*
- *Approx Sq Footage: 1992 (185.9 Sq m)*
- *EPC Rating: TBC*
- *Council Band: E*
- *Parking Arrangements: Front & Rear Driveways*

Accommodation

Entrance Hall 0' 0" x ' ' (0m x m)

Lounge 21' 5" x 24' 2" (6.52m x 7.36m)

Living Kitchen / Diner 29' 2" x 15' 2" (8.89m x 4.62m)

Rear Snug / Family Room 19' 8" x 8' 6" (5.99m x 2.58m)

Utility Room 9' 1" x 16' 2" (2.76m x 4.94m)

Guest WC 3' 10" x 6' 9" (1.17m x 2.06m)

Landing

Bedroom One 10' 11" x 14' 2" (3.32m x 4.31m)

Bedroom Two 11' 9" x 10' 11" (3.58m x 3.33m)

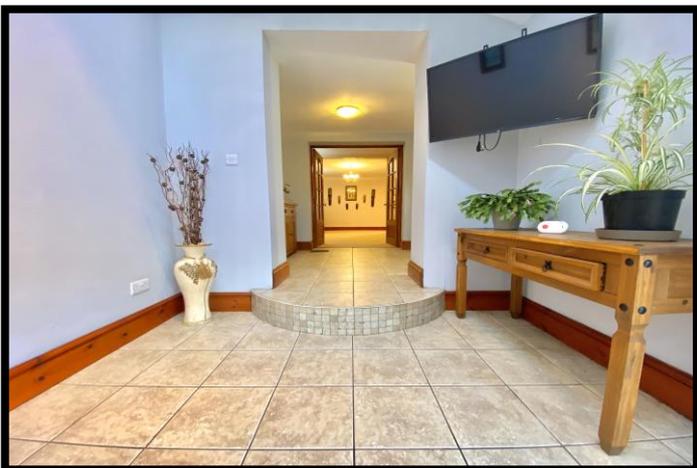
Bedroom Three 6' 10" x 10' 2" (2.09m x 3.11m)

Family Bathroom 6' 10" x 10' 5" (2.09m x 3.18m)





*“Put your property
in our hands...”*



*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
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Directions

From Northwich town centre proceed along the one way system towards Hartford proceeding up the A559 Chester Road. At the traffic lights turn right onto the B5374 Moss Road and at the traffic lights again turn left onto the A533 Winnington Lane passing over the canal and bearing left at the traffic lights proceeding again on the A533 up the hill towards Barnton. Turn right onto Manor Drive and at the T-Junction turn left onto Church Road, take the second right onto Lydyett Lane taking the first left onto Townfield Lane.

“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 Connected: Electric, Gas, Water, Sewage
- Council Band: E
- Parking Arrangements: Front & Rear Driveway



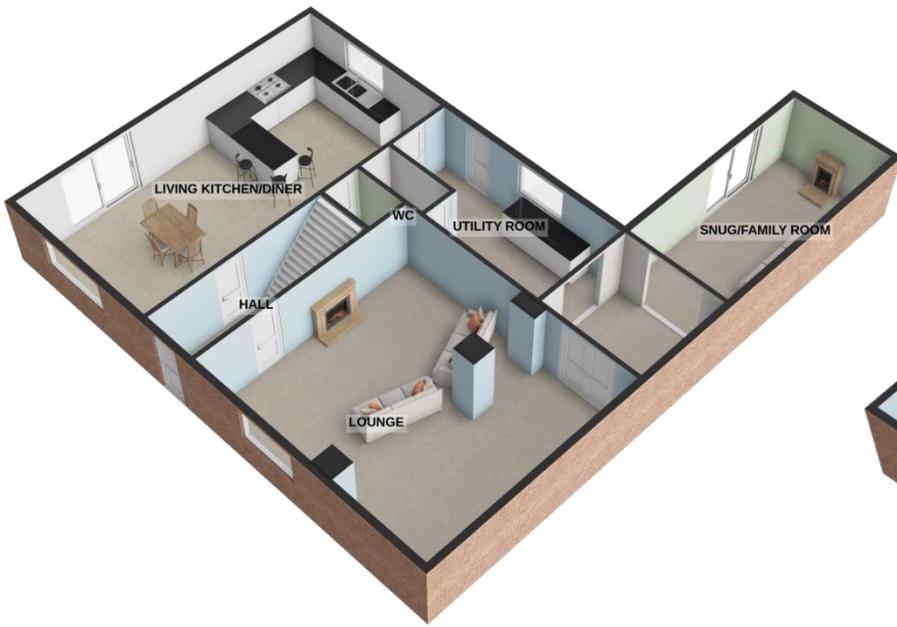


Figure 1: First floor layout (top view)

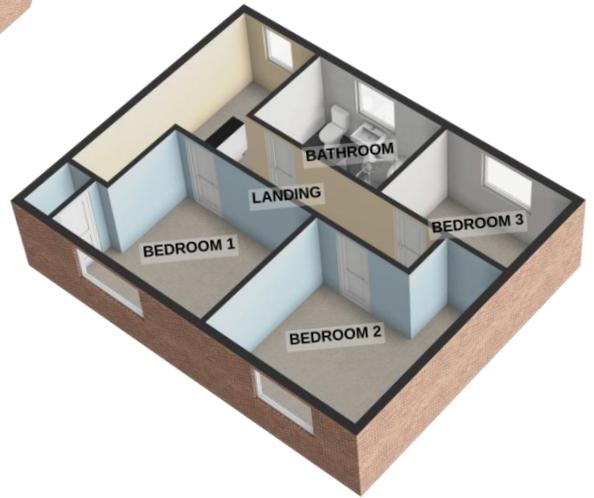
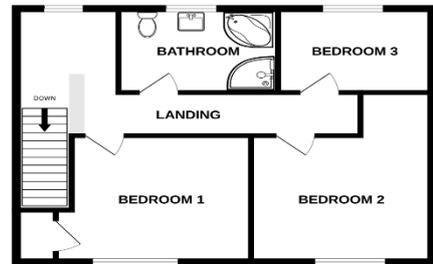
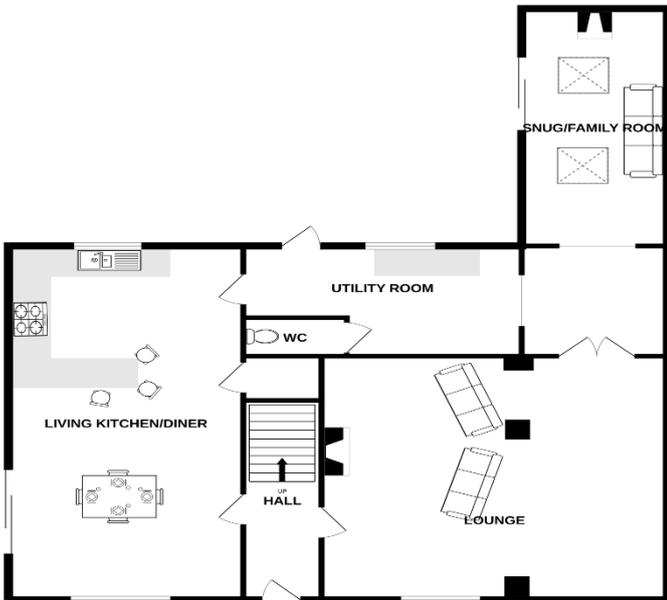


Figure 2: Second floor layout (top view)



Energy Performance Certificate

SAP
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Dwelling type: Semi-detached house Reference number: 8100-6779-0729-3026-7423
 Date of assessment: 23 April 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 April 2012 Total floor area: 66 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	£45
Heating	£1,203 over 3 years	£990 over 3 years	£213
Hot Water	£438 over 3 years	£189 over 3 years	£249
Totals	£1,860	£1,293	£561

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 fridges, ovens, freezers, cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Graph showing current and potential energy efficiency ratings:

Current Rating: D (66)	Potential Rating: B (89)
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The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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	Yes
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	Yes
3 Low energy lighting for all fixed outlets	£25	£39	Yes

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.

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