



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- 60% Shared Ownership
- Modern End Mews
- Ideal Starter Home
- Eligibility Criteria Applies
- Two Bedrooms
- Modern Estate Living
- Gas Central Heating
- Driveway Parking
- NO CHAIN



Main Description

60% SHARED OWNERSHIP - BUILT 2020- MODERN END MEWS - IDEAL STARTER HOME - TWO BEDROOMS - PRIVATE PARKING - NO ONWARD CHAIN... Royal Fox Estates are pleased to offer to the open market this modern end mews offering ideal two bedroom starter home accommodation. This shared ownership property with Weaver Vale Housing Trust (Eligibility Criteria Applies) provides gas fired central heating, UPVC double glazed windows, private rear garden and driveway parking. Situated within a modern and highly sought after residential development built by Barratt Homes and retaining the remainder of the NHBC the property comprises briefly: entrance hallway, guest WC, modern fitted kitchen with built in oven, hob, extractor and integrated larder fridge/freezer, the lounge/diner is located to the rear with French style windows opening into the rear garden, the open plan spindle staircase rises to the first floor with two generous bedrooms and modern combined bathroom/WC finished in white. Located on the Dane View development, with easy access to the A556, Gadbrook park and M6. Making it a perfect location for commuters to Manchester, Chester and beyond. **Internal viewings come highly recommended by the Fox.**

Property Information Approx 73 sq m - 785 sq ft Tenure - Leasehold - Term 123 Years Remaining as of 2024 Rent Payable - TBA Ground Rent - TBA Service Charge - TBA EPC Rating, B Council Tax, B Construction - Brick Cavity/Tiled Services - Mains Gas, Electric, Water (Meter) Sewerage Parking - Driveway



29 Aire Drive
Rudheath Northwich

60% Shared Ownership

£104,400



Accommodation

Entrance Hallway 7' 10" x 3' 2" (2.39m x 0.96m)

Guest WC 5' 3" x 2' 10" (1.61m x 0.87m)

Lounge/Diner 15' 3" x 12' 11" (4.65m x 3.94m)

Kitchen 8' 8" x 6' 4" (2.65m x 1.92m)

First Floor Landing 6' 1" x 6' 6" (1.85m x 1.98m)

Bedroom One 9' 3" x 12' 11" (2.82m x 3.94m)

Bedroom Two 8' 3" x 12' 11" (2.52m x 3.94m)

Bathroom/WC 6' 0" x 6' 1" (1.84m x 1.86m)





***"Ultimate Estate
Agency....From The Fox"***

Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE

Tel: 01606 44 0 44

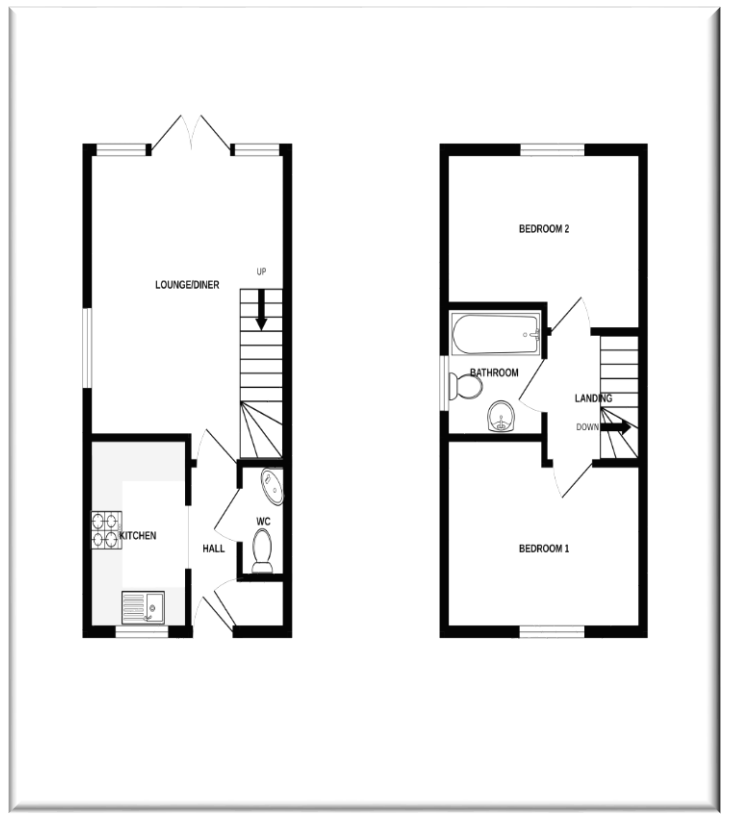
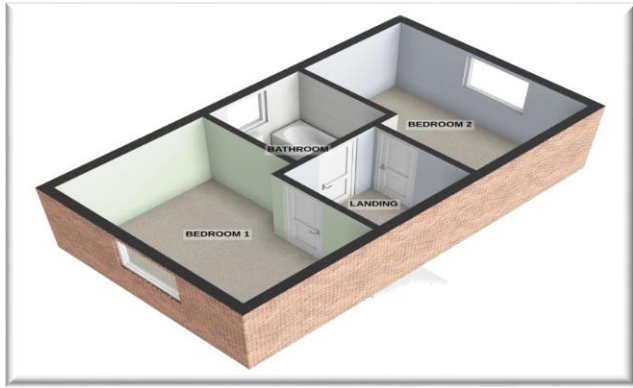
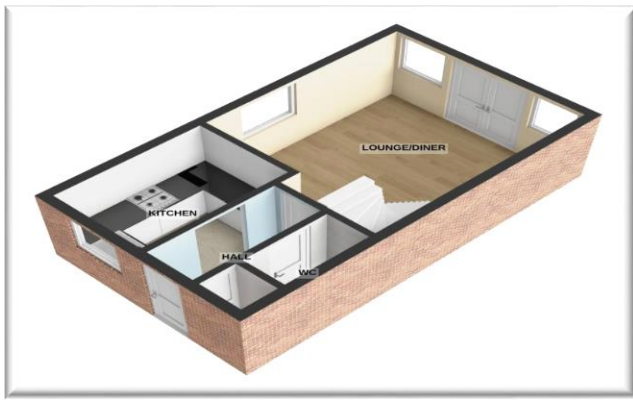
e: info@royalfox.co.uk





*"Put your property
in our hands..."*





The Fox's Insight

- Tenure - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter), Main Sewer
- Council Tax Banding - B
- Parking Arrangements - Driveway Parking

Directions

Leaving the A556 onto Shipbrook Road turn first right onto Lune Crescent follow round to the left turning right onto Aire Drive, number 29 is located on the left hand side identified by our distinctive For Sale Board

***"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.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.