



ROYAL FOX

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Key Features

- Fabulous Semi Detached
- Three Generous Bedrooms
- Victorian Style Conservatory
- Lovely Gardens
- Integral Garage
- Deluxe Shower Room
- NO CHAIN
- Modern Kitchen
- Cul-De-Sac Position



Main Description

FAMILIES TAKE NOTE!!!! - FABULOUS SEMI DETACHED - SPACIOUS ACCOMMODATION - THREE BEDROOMS - BEAUTIFUL GARDENS - NO ONWARD CHAIN.... Royal Fox Estates are pleased to offer to the open market with **NO ONWARD CHAIN** this extremely well presented semi detached house offering generous family accommodation. Situated within a small and attractive cul-de-sac the property

stands in good sized garden plot having a three car space block paved driveway leading to a single garage and to the rear is a well maintained garden with the option to rent a further area of garden beyond the boundary from Wentworth and Sunningdale Association for potential allotment/greenhouse and fabulous views of the canal. The accommodation benefits from gas fired central heating and UPVC double glazed windows and comprises briefly: entrance porch, large lounge open plan to dining room, Victorian style UPVC conservatory, modern well fitted kitchen with **BUILT IN APPLIANCES**, large first floor landing, three generous bedrooms with bedroom one having built in wardrobes with full length sliding mirrored doors and a deluxe shower room/WC with double walk in shower cubicle. The property provides

excellent access to Northwich town centre where an extensive range of facilities can be found, also located close to the A556 giving commuters excellent access to the M6 and M56 motorways. The property is also conveniently positioned for good access between Manchester and Liverpool International Airports and the nearby Northwich mainline railway station gives easy access to both Manchester and Chester. The property is located on the edge of Northwich with rural areas of the Cheshire plain close by with a variety of leisure pursuits within easy reach. Internal viewings on this ideal family home come highly recommended by the FOX.



5 Sunningdale Close
Rudheath Northwich

Offers in Excess of
£245,000



Accommodation

Entrance Porch 4' 6" x 3' 3" (1.38m x 0.99m)

Lounge 15' 0" x 10' 11" (4.57m x 3.33m)

Dining Room 8' 11" x 10' 11" (2.71m x 3.33m)

Conservatory 9' 5" x 9' 10" (2.88m x 2.99m)

Kitchen 12' 1" x 12' 2" (3.68m x 3.72m)
Reducing in length to 2.72m

Garage 17' 0" x 8' 5" (5.18m x 2.56m)

First Floor Landing 6' 4" x 14' 10" (1.93m x 4.53m)

Bedroom One 15' 0" x 9' 1" (4.58m x 2.76m)
Measured to built in wardrobes

Bedroom Two 12' 0" x 8' 4" (3.65m x 2.54m)

Bedroom Three 8' 11" x 9' 10" (2.73m x 2.99m)
Reducing in length to 1.68m

Shower Room/WC 5' 4" x 9' 3" (1.62m x 2.81m)





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

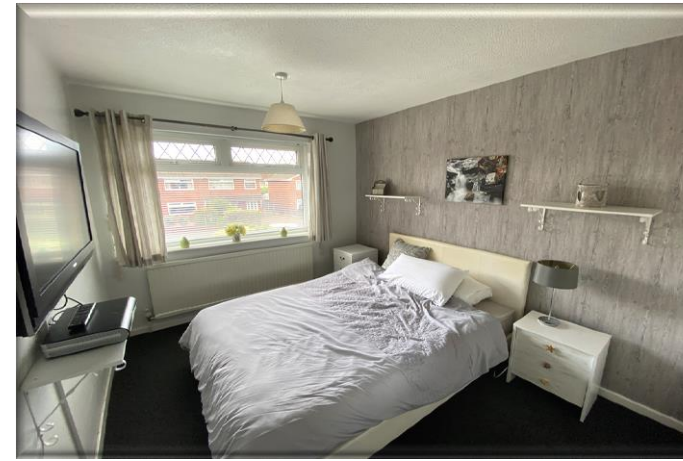


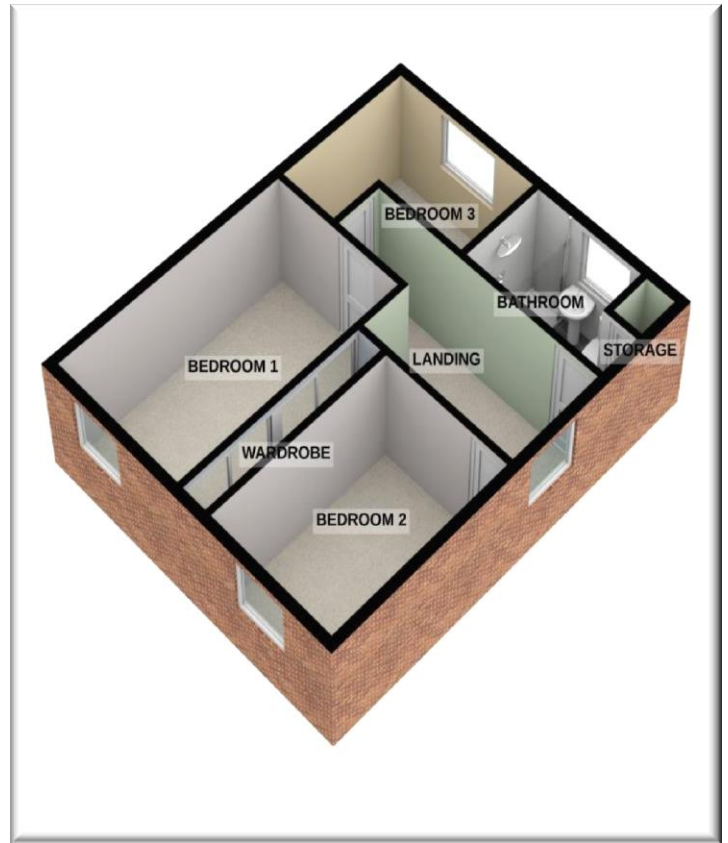
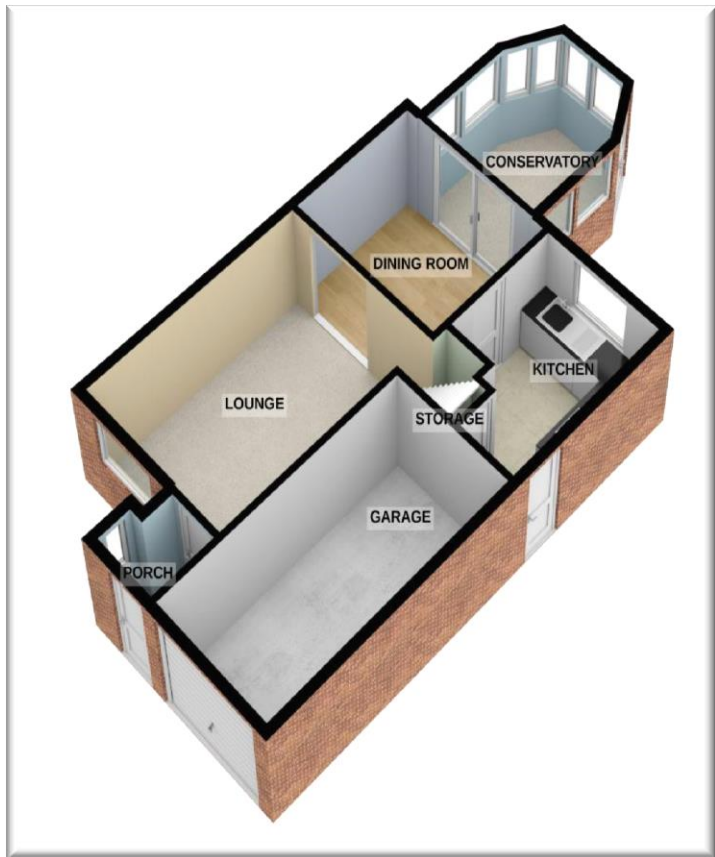
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along Chesterway in the direction of Northwich railway station. At the roundabout turn right onto Station Road. At the traffic lights proceed straight on into Middlewich Road and proceed for around one mile. Turn left onto Wentworth Close and right into Sunningdale Close, number 5 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

- Tenure: Freehold
- Title No: TBC
- Class Of Title: TBC
- Mains Service Connected: Water (Meter), Gas, Electric, Main Sewerage
- Tax Band: C
- Parking: Driveway & Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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