



# ROYAL FOX

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## Key Features

- Attractive Inner Townhouse
- 3 Double Bedrooms
- Modern Fitted Kitchen/Diner
- Spacious Accommodation
- Generous Rear Garden
- Bathroom & Sep. WC
- Popular Family Location
- Great Transport Links
- Excellent Potential



### **SPACIOUS FAMILY HOME - THREE DOUBLE BEDROOMS - MODERN KITCHEN/DINER - ATTRACTIVE REAR GARDENS ...**

Royal Fox Estates are pleased to offer with NO ONWARD CHAIN this well cared for & tidily presented mid terrace home offering excellent internal space & a blank canvas for a prospective buyer to make their own. The property benefits from gas fired central heating & UPVC double glazing.

**ACCOMMODATION:** No. 59 Langford Road comprises of .. To the ground floor: Entrance vestibule, hall, spacious lounge, modern fitted kitchen/diner with under stairs pantry/storage. Off the kitchen is a rear hall way with further storage cupboard and back door leading to the garden. To the first floor are **THREE DOUBLE BEDROOMS**, bathroom & separate WC.

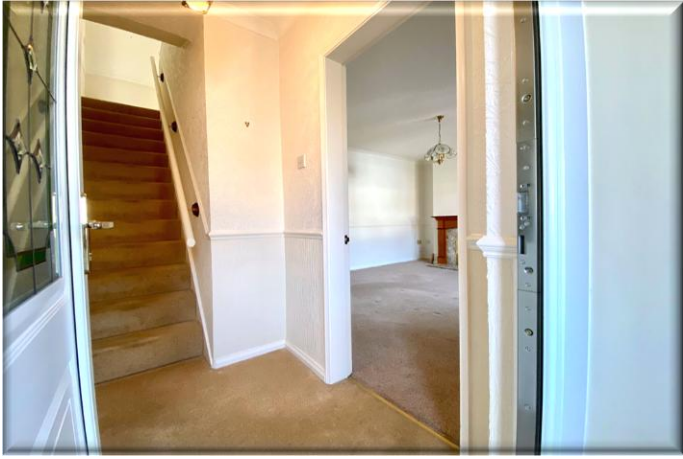
**OUTSIDE:** To the front is a nicely presented fenced forecourt. At the rear is a generous, enclosed rear garden laid to lawn with patio area & timber store shed. A shared ginnel to the side elevation provides access to the front & rear.

**LOCATION:** Lostock Gralam is well sought after by prospective buyers due to both it's proximity to local amenities (including primary school) & it's excellent transport links - with seamless access onto the A556 as well as train station situated within the village, putting nearby cities within easy reach. Northwich Town Centre is approx. a ten minute drive away & offers many major supermarkets, national chains & Barons Quay development including multi screen Odeon cinema.



**59 Langford Road  
Lostock Gralam Northwich**

**Asking Price  
£185,000**



#### Property Info:

- *Approx Sq footage: 900*
- *Tenure: Freehold*
- *EPC Rating: D*
- *Council Band: B*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: On Street*

### Accommodation

**Entrance Vestibule** 2' 6" x 7' 5" (0.75m x 2.26m)

**Hall** 4' 11" x 5' 9" (1.49m x 1.74m)

**Lounge** 11' 7" x 15' 6" (3.53m x 4.73m)

**Kitchen/Diner** 8' 11" x 14' 6" (2.71m x 4.41m)

**Rear Hall** 3' 8" x 4' 0" (1.13m x 1.23m)

**Landing** 9' 11" x 6' 3" (3.01m x 1.9m)

**Bedroom One** 11' 7" x 10' 7" (3.53m x 3.23m)

**Bedroom Two** 8' 11" x 10' 3" (2.72m x 3.12m)

**Bedroom Three** 7' 5" x 11' 3" (2.25m x 3.42m)

**Bathroom** 7' 10" x 5' 7" (2.39m x 1.71m)

**WC** 2' 11" x 5' 2" (0.88m x 1.58m)







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

**Viewings : Rochdale Office**  
37 Dale St, Milnrow, Rochdale, OL16 3NJ

**Tel: 01706 51 51 61**

**e: rochdale@royalfox.co.uk**

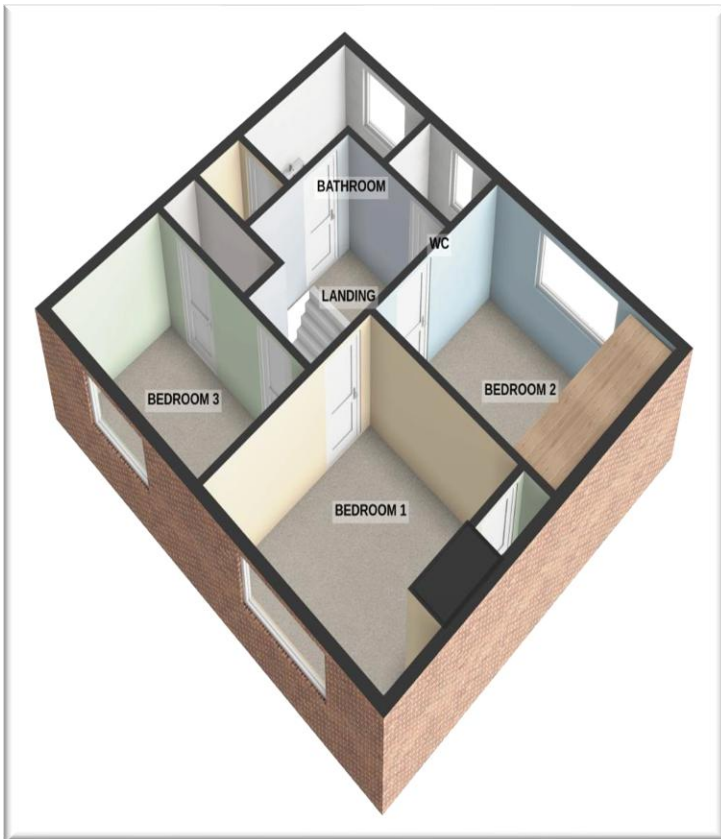






*"Put your property  
in our hands..."*





## The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: B
- Parking Arrangements: On Street

## Directions

From Northwich leave along A559 Chester Way, at the roundabout take the third exit and proceed onto the A559 Manchester and proceed towards Lostock Gralam passing the Slow & Easy Public House. At the traffic lights proceed straight on passing Cheshire Limes on the right, turn left into Fryer Road and bear left at the play area, turn first right onto Hesketh Drive. At the T junction turn right onto Langford Road.

***"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		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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