



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

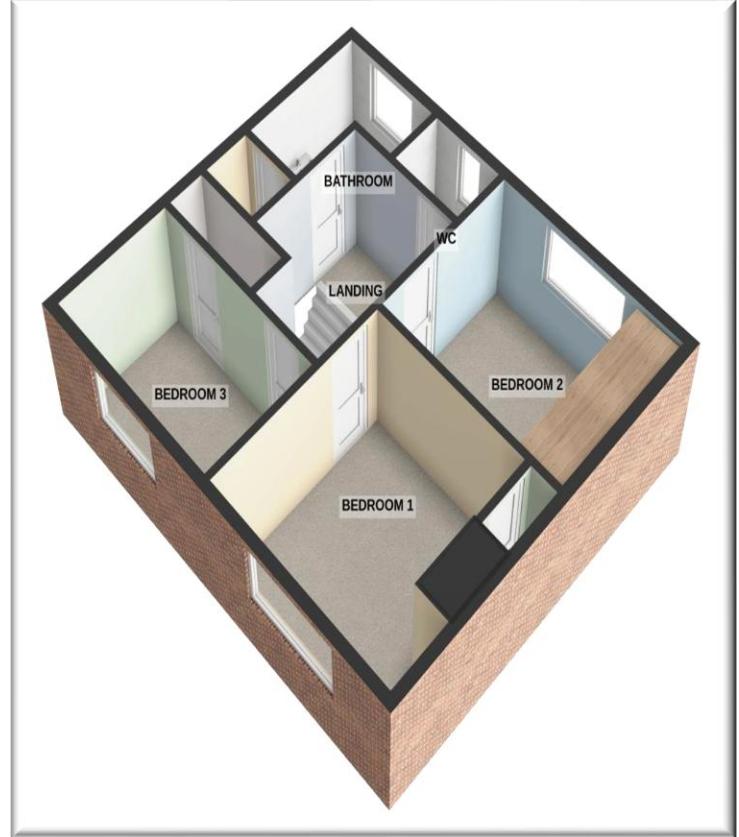
e: rochdale@royalfox.co.uk





***"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.

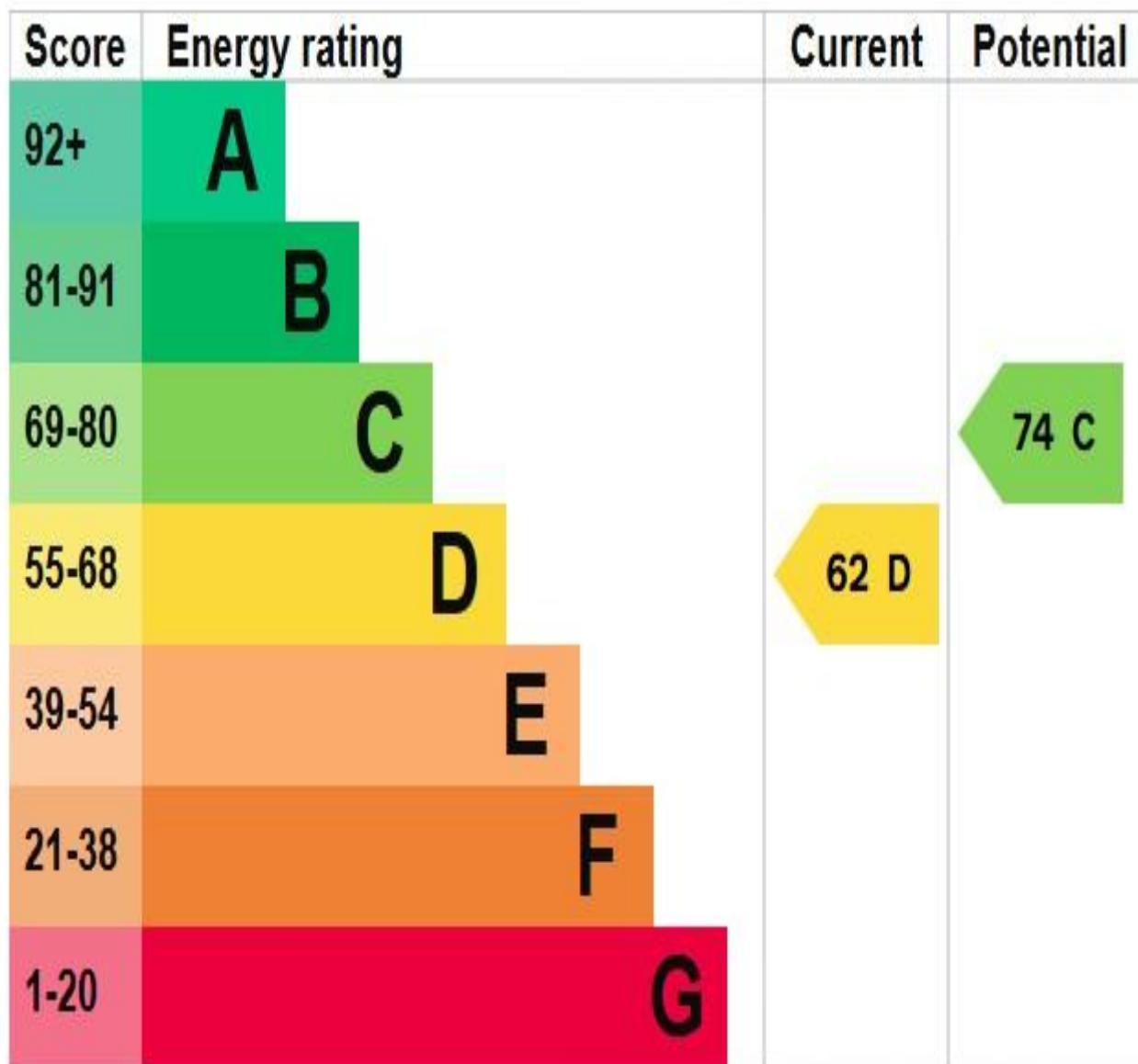
"Call The Fox NOW for your FREE valuation"



IMPORTANT NOTE:

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