



ROYAL FOX

... ultimate estate agency

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- Large Period Home
- Modernisation Required
- 1100 Sq Ft of Accommodation
- Beautiful Open Rear Views
- Two Double Bedrooms
- Breakfast Kitchen
- Rear Driveway
- Popular Rural Location



**3 Church Street
Wincham Northwich**

Asking Price
£209,950

LARGE PERIOD HOME - BEAUTIFUL OPEN REAR VIEWS - MODERNISATION REQUIRED - POPULAR RURAL LOCATION ... Royal Fox Estates are very pleased to offer this spacious period home offering excellent potential to add value with over 1100 Sq ft of accommodation. Located in a highly popular rural location within Wincham Village & boasting beautiful open rear views of the surrounding Cheshire countryside.

ACCOMMODATION: Internally comprising of ... To the ground floor: Entrance porch, lounge, dining room & large galley breakfast kitchen with double doors leading to the rear garden. To the first floor are two double bedrooms & a combined bathroom/WC. In addition, there is spacious basement cellar offering potential for additional useable space.

OUTSIDE: The property benefits from a driveway stretching down the side elevation to the rear allowing for multiple vehicle parking. To the rear is a generous garden with lawn and patio areas backing onto fields.

LOCATION: As mentioned the home is in a sought-after location close to amenities and shop within Wincham Village. The village itself is best described as peaceful & rural close to many green spaces including Marbury Country Park & Anderton nature reserve. Good access is afforded to the A556 & M6/M56 motorway networks putting nearby cities within easy reach.

Property Info:

- Tenure: Freehold
- Approx Sq Footage: 1104 (104.4 Sq m)
- Council Band: C
- Mains Connected: Electric, Gas, Water, Sewage
- EPC Rating: TBC
- Parking Arrangements: Driveway

Directions

From Northwich leave along the A559 Chester Way, continue over the roundabout taking the second exit along New Warrington Road. Follow the road turning right along Chapel Street which in turn becomes Wincham Lane, cross over the A559 Hall Lane onto the B5391 Church Street. Proceed and number 3 is located on the left hand side

“Detailed property particulars, packed with photographs, descriptions and insight...”





Accommodation

Porch 4' 2" x 4' 1" (1.27m x 1.25m)

Lounge 18' 4" x 14' 0" (5.59m x 4.27m)

Dining Room 12' 2" x 14' 0" (3.7m x 4.27m)

Breakfast Kitchen 18' 4" x 8' 4" (5.59m x 2.53m)

Basement Cellar

Landing 21' 0" x 6' 2" (6.4m x 1.89m)
Width Red. to 0.88

Bedroom One 17' 10" x 14' 2" (5.43m x 4.32m)

Bedroom Two 12' 2" x 10' 11" (3.71m x 3.32m)

Bathroom/WC 10' 5" x 8' 3" (3.18m x 2.52m)





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

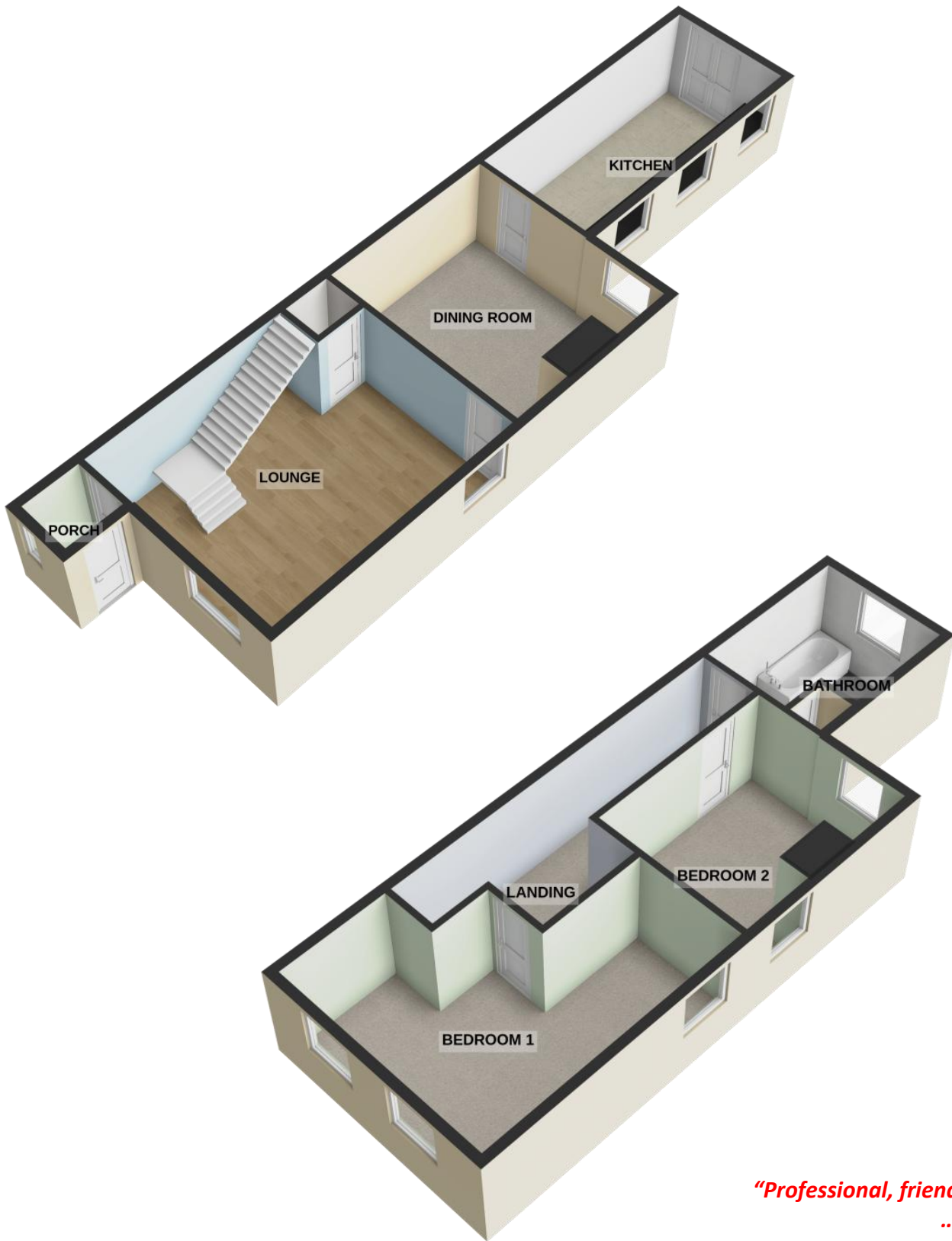


*"Ultimate Estate
Agency....From The Fox"*

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

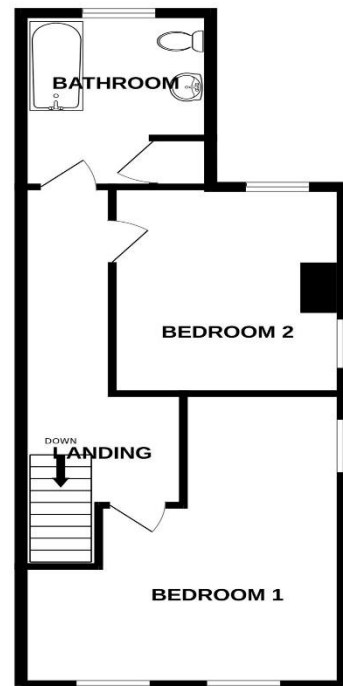
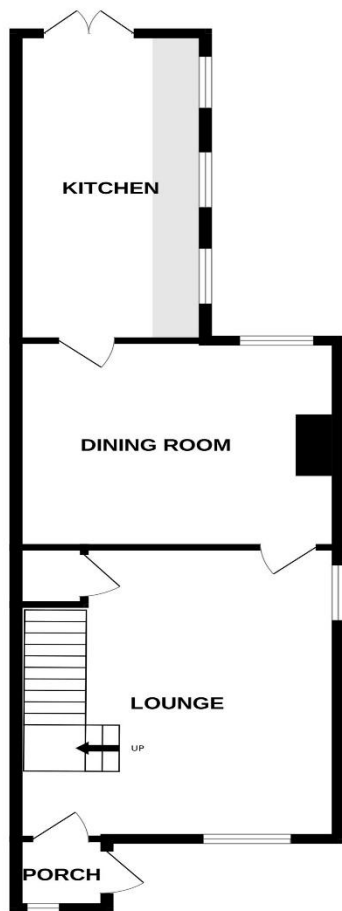
Tel: 01606 44 0 44

e: info@royalfox.co.uk



*"Professional, friendly service...
...with a smile"*





***“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.



Energy Performance Certificate



Dwelling type: Semi-detached house
Date of assessment: 23 April 2012
Date of certificate: 24 April 2012

Reference number: 8100-8779-0729-3026-7423
Type of assessment: RdSAP, existing dwelling
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 future savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£996 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
Totals	£1,860	£1,299	You could save £561 over 3 years

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 TVs, computers, fridges, freezers, cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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

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.