



ROYAL FOX

... ultimate estate agency

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Key Features

- Detached True Bungalow
- Three Bedrooms
- Corner Position
- Integral Garage
- Parking & Hardstand
- Sought After Location
- Gas Central Heating
- UPVC Double Glazed
- NO CHAIN



Main Description

DETACHED TRUE BUNGALOW - THREE BEDROOMS - CORNER PLOT - NO CHAIN - INTEGRAL GARAGE - SOUGHT AFTER LOCATION - AMPLE PARKING PROVISION.....

Royal Fox are extremely pleased to offer to the open market this spacious detached true bungalow with no on going chain. Enjoying a corner garden position the bungalow features an integral single garage, ample driveway parking to the front and a additional caravan hardstand/driveway with double gates located off St Georges Road. The property benefits from gas fired central heating, UPVC double glazed windows and comprises briefly: reception hallway, lounge with **MULTI-FUEL STOVE**, modern and spacious fitted dining kitchen having **BUILT IN APPLIANCES**, rear hall, guest WC, integral garage, three bedrooms and a combined five piece bathroom/WC with walk in shower cubicle. The property is conveniently positioned within a highly sought after residential area with good access afforded to all local amenities to include a good variety of local shops and larger stores, both St Chads C of E and Darnhall Primary Schools are within walking distance from the property.

INTERNAL VIEWINGS COME HIGHLY RECOMMENDED BY THE FOX. Property Information Freehold Council Band E



**88 Swanlow Lane
Winsford**

**Offers In Excess Of
£290,000**



Accommodation

Reception Hallway 14' 8" x 9' 6" (4.46m x 2.90m)

Lounge 11' 7" x 18' 6" (3.52m x 5.64m)

Dining Kitchen 11' 7" x 16' 7" (3.52m x 5.06m)

Rear Hall 6' 5" x 6' 0" (1.96m x 1.82m)

Guest WC 4' 0" x 2' 10" (1.22m x 0.86m)

Garage 16' 6" x 10' 0" (5.03m x 3.05m)

Bedroom One 13' 9" x 10' 3" (4.20m x 3.12m)

Bedroom Two 11' 5" x 12' 1" (3.48m x 3.69m)

Bedroom Three 8' 5" x 9' 6" (2.57m x 2.90m)

Bathroom/WC 10' 6" x 9' 10" (3.20m x 2.99m)





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



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

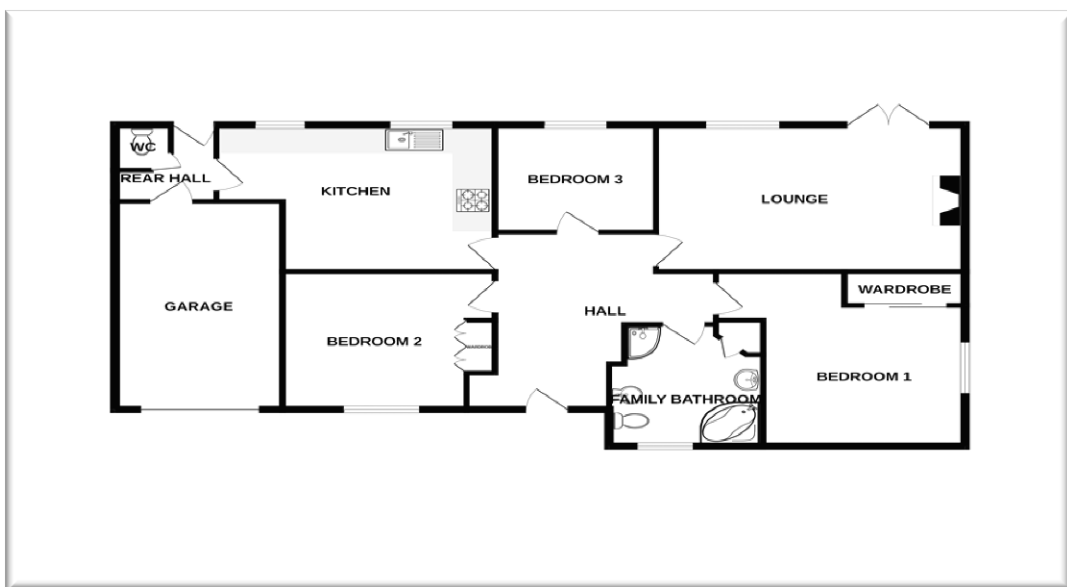
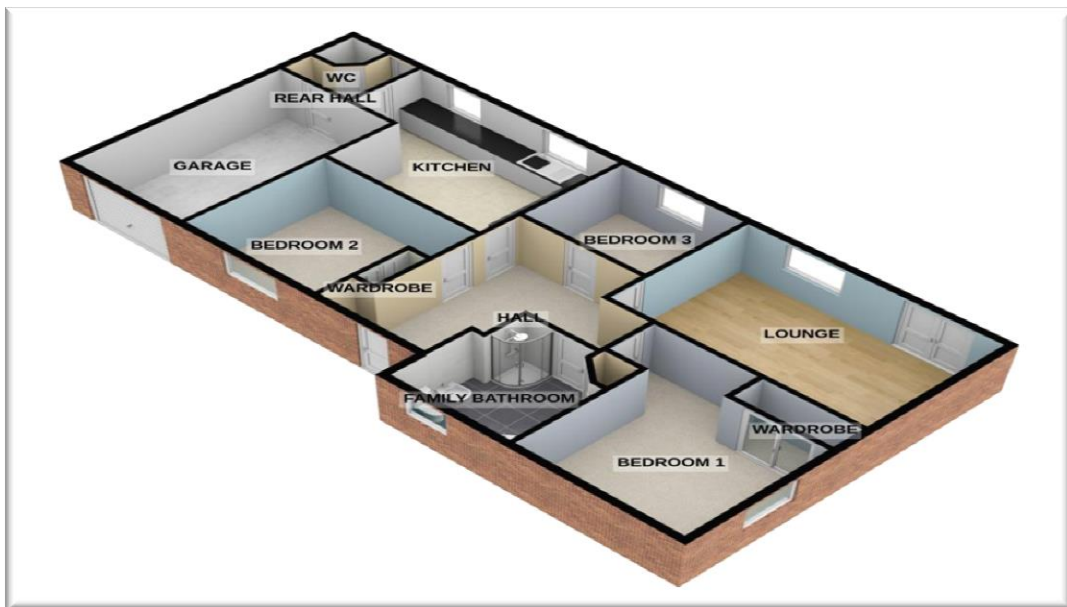
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Winsford proceed along the A54 turning left at the roundabout into the B5704 Swanlow Lane. 88 is located on the right 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

- Freehold
- Title Number - TBC
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- Mains Services Connected - Gas, Electric, Water (Meter), Main Sewer
- Council Tax Banding - E
- Parking Arrangements - Driveway & Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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