



# ROYAL FOX

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## Key Features

- Semi Detached True Bungalow
- Two Double Bedrooms
- Driveway & Garage
- Enclosed Rear Garden
- Additional Woodland Area
- Modern Kitchen/Diner & Shower Room
- UPVC Double Glazed / GFCH
- Wooded Aspect / Rural Views



**SEMI DETACHED TRUE BUNGALOW - TWO DOUBLE BEDROOMS - MODERN OPEN PLAIN KITCHEN/DINER & SHOWER ROOM ...** Royal Fox Estates are pleased to offer with **NO ONWARD CHAIN**, This semi detached true bungalow recently refurbished to a high standard with more on offer than meets the eye. With potential to extend & add further value, as well as an additional wooded area plot. The property benefits from UPVC double glazed windows & gas fired central heating (combination system)

**ACCOMMODATION:** The property comprises of: Entrance Hall, Spacious Lounge, Modern Kitchen/Diner with **BUILT IN APPLIANCES**, Utility area and French doors leading to the rear, two double bedrooms & a combined modern shower room/WC.

**OUTSIDE:** To the front is a well kept front garden, driveway with ample parking & detached garage. To the rear is an enclosed low maintenance garden with Indian sandstone paving slabs, further on is an additional wooded area leading down to the canal giving generous scope to make use of.

**LOCATION:** The home is located in a popular location within Barnton, Outdoor pursuits can be found just around the corner with both Marbury Country Park & the Anderton Boat Lift/Nature park close by. Northwich Town Center is approx. 2.5 miles away with its wide range of shops, services, major supermarkets & national chains. Good access is afforded via the A49 onto the major motorway networks putting nearby cities such as Chester, Manchester & Liverpool within easy reach.

- Tenure: Freehold
- Approx 798 Sq ft (72.3Sq m)
- Council Band: C ---- EPC Rating: D
- Parking Arrangements: Garage & Driveway



81 Mond Street  
Barnton Northwich

Guide Price  
**£240,000**



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## Accommodation

**Hall** 14' 5" x 10' 4" (4.4m x 3.14m)

**Lounge** 16' 2" x 11' 11" (4.93m x 3.63m)

**Kitchen** 10' 11" x 9' 2" (3.33m x 2.79m)

**Dining Area/Conservatory** 7' 7" x 9' 11" (2.32m x 3.02m)

**Bedroom One** 11' 11" x 11' 5" (3.64m x 3.48m)

**Bedroom Two** 11' 11" x 11' 5" (3.64m x 3.48m)

**Shower Room/WC** 6' 11" x 8' 2" (2.1m x 2.48m)







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



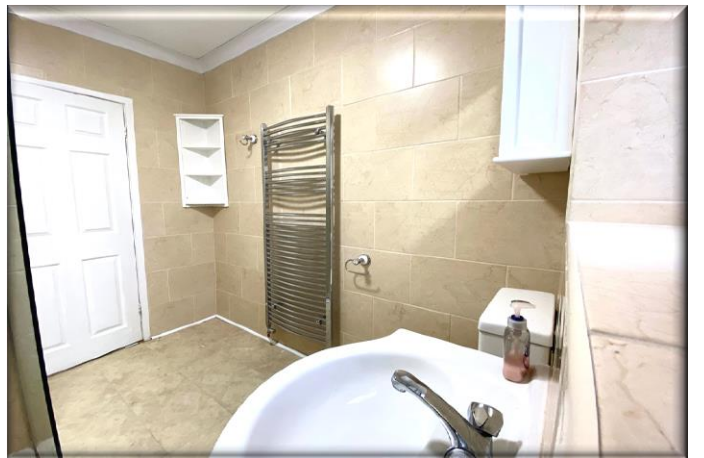
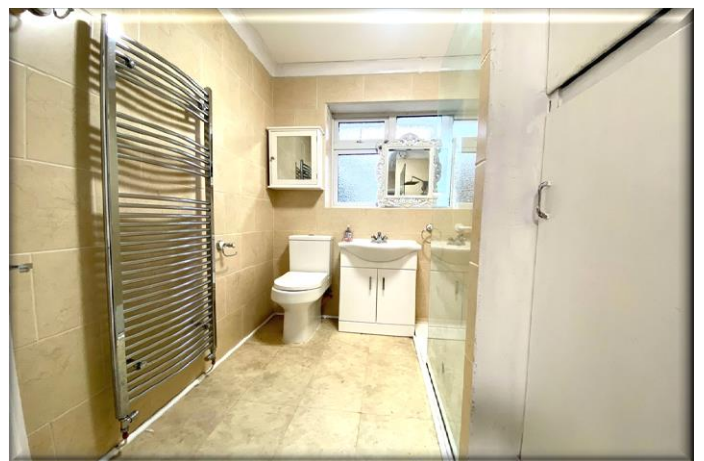
*"Ultimate Estate  
Agency....From The Fox"*

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

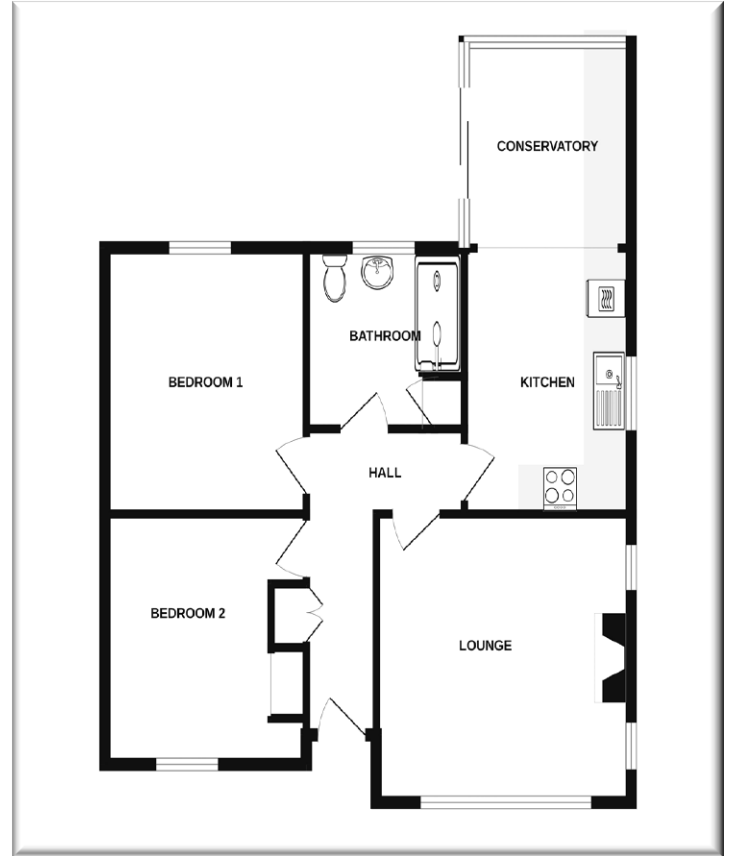
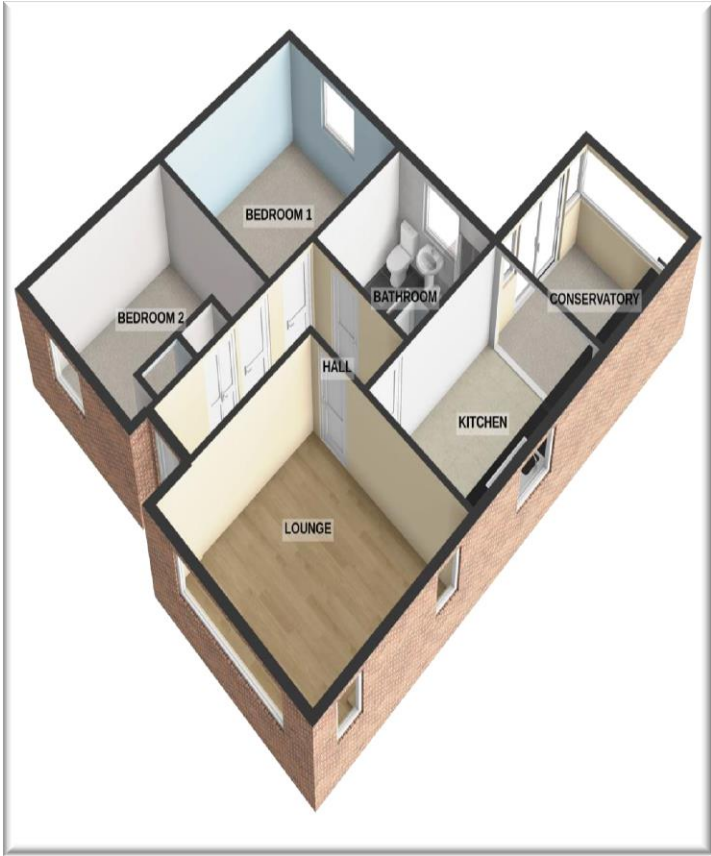
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**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**













## Directions

From Northwich Centre proceed along the A533 Winnington Lane. Follow the A553 towards Barnton, proceed up the steep hill and turn right into Manor Drive, at the junction turn right into Church Road, turn left onto Mond Street and number 81 is located on the right,

***“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 Connected: Electric, Gas, Water, Sewage
- Council Band: C
- Parking Arrangements: Driveway & Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

