



# ROYAL FOX

... ultimate estate agency

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## Key Features

- Semi Detached House
- Two Bedrooms
- Town Centre Location
- UPVC Double Glazed Windows
- Private Enclosed Rear Garden
- Town Centre Location
- Downstairs Utility/WC
- Ideal Young Family Home



## Main Description

**FIRST TIME BUYERS TAKE A PEEP - SEMI DETACHED HOUSE - TWO BEDROOMS - TOWN CENTRE LOCATION - IDEAL YOUNG FAMILY HOME - NO ONWARD CHAIN.....** Royal Fox are pleased to offer to the open market this semi detached house that offers excellent starter home accommodation. The property features gas fired central heating (combination system - boiler installed 2023) UPVC double glazed windows and a re-wire in 2022. The accommodation comprises briefly: entrance vestibule, lounge, fitted dining kitchen, rear hall, utility room/WC, two first floor bedrooms and a combined bathroom/WC finished in white with attached shower over. To the rear is a private enclosed garden with raised timber decked area and can be accessed by a side passageway and garden gate. The property is conveniently located for Northwich town centre, the Memorial Hall, Barons Quay, Witton Church Walk C of E nursery/primary school and opposite the property is the swimming pool complex/child's play area making this a great opportunity for a young family. Offered with no ongoing chain internal viewings come highly recommended by the FOX. Property Information Freehold Council band - B



**31 Percy Street  
Northwich**

**Guide Price**

**£145,000**



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## **Accommodation**

**Entrance Vestibule** 2' 11" x 4' 1" (0.88m x 1.25m)

**Lounge** 12' 2" x 14' 10" (3.71m x 4.51m)

**Dining Kitchen** 9' 2" x 14' 10" (2.80m x 4.51m)

**Rear Hall** 3' 0" x 7' 1" (0.92m x 2.15m)

**Utility/WC** 7' 9" x 7' 1" (2.37m x 2.15m)

**First Floor Landing** 12' 6" x 5' 1" (3.80m x 1.54m)

**Bedroom One** 12' 2" x 8' 10" (3.72m x 2.68m)

**Bedroom Two** 9' 1" x 9' 4" (2.78m x 2.85m)

**Bathroom/WC** 9' 0" x 5' 8" (2.74m x 1.72m)







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

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

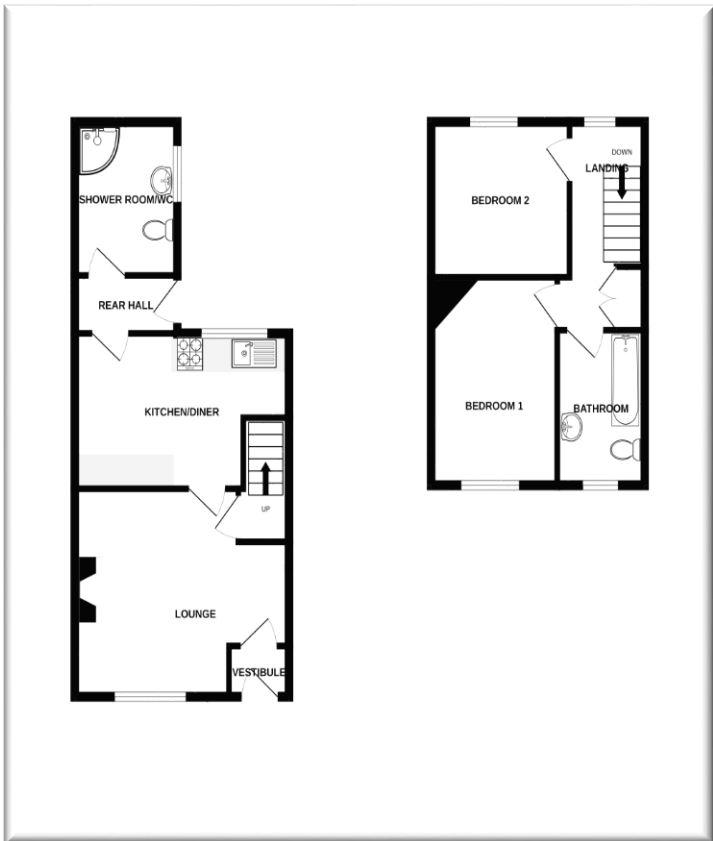
**Tel: 01606 44 0 44**

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

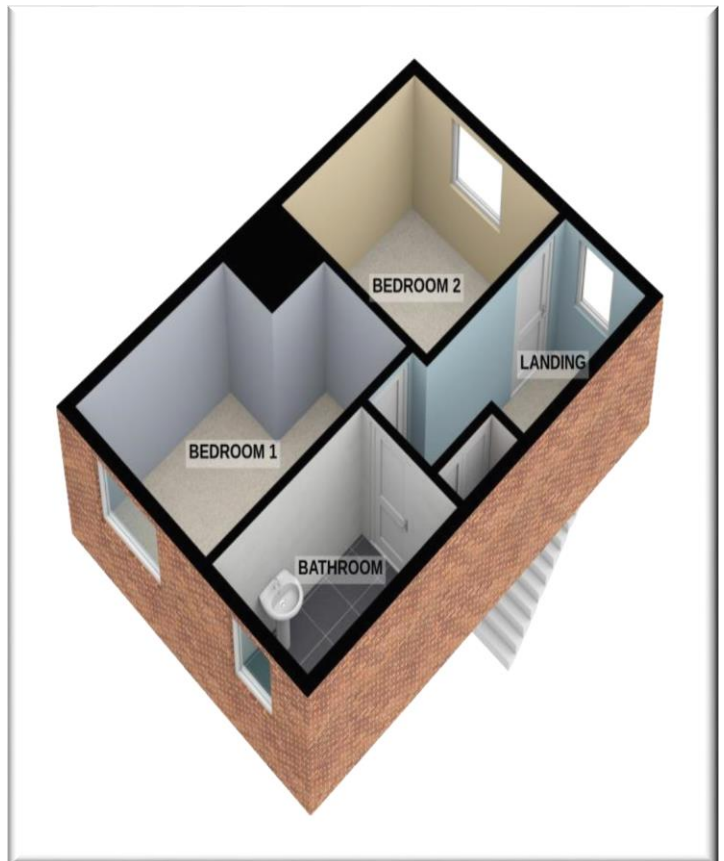




*"Put your property  
in our hands..."*







## The Fox's Insight

- Tenure: Freehold
- Title No: TBC
- Class Of Title: TBC
- Mains Service Connected: Water, Gas, Electric, Main Sewerage
- Tax Band: B
- Parking: On Street

## Directions

Percy Street is located off Chester Way, close to the new Memorial Centre/Swimming Baths.

***"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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		