



ROYAL FOX

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Key Features

- End Mews Property
- David Wilson Home
- Three Storey
- En-Suite
- Guest WC
- Three Bedrooms
- Gas Central Heating
- Private Parking Space
- UPVC Double Glazed



ATTRACTIVE END MEWS - DAVID WILSON HOME - NUGENT DESIGN- THREE STOREY LIVING - PRIVATE PARKING - SUPERB MASTER SUITE - PERFECT STARTER HOME - VERY WELL PRESENTED - VIEWINGS HIGHLY RECOMMENDED..... Royal Fox are pleased to offer to the open market this end mews property of modern design that provides ideal young family accommodation. Situated within a highly regarded and popular residential development No.42 benefits from gas fired central heating and UPVC double glazed windows.

ACCOMMODATION - comprising briefly: reception hallway, guest WC, lounge/DINER with access to the rear garden, modern fitted kitchen with **BUILT IN APPLIANCES**, two first floor bedrooms with family shower room/ bathroom/WC and to the second floor is the master bedroom suite with en-suite and fitted robes.

OUTSIDE - The property enjoys a private parking space, small front garden area and a private enclosed rear garden.

LOCATION - Situated in the ever popular Winnington Village development, a wide range of local amenities can be found on the property's doorstep, including Co-op store, Takeaway's, Bars, Hairdressers & Nursery to name but a few. Northwich Town Centre is just two miles away or a ten minute car journey with it's large range of shops & services including many national supermarket chains & multi screen Odeon Cinema. Good access is afforded to the A49 and the A556 with onward links to the local motorway network.



**42 Western Way
Winnington Village Northwich**

**Guide Price
£250,000**



Property Information

Approx. Sq ft 1087 (101.1 Sq m)

Leasehold - Term 155 years from 01/01/2013

Ground Rent - £155.00 per annum

Council band - D

EPC Rating - B

Services - Mains - Gas - Electric - Water (Meter) Sewer
Parking - Parking Space

Accommodation

Entrance Hall

Guest WC 5' 10" x 2' 9" (1.79m x 0.83m)

Lounge/Diner 15' 6" x 14' 9" (4.73m x 4.49m)

Kitchen 10' 10" x 8' 5" (3.30m x 2.57m)

First Floor Landing

Bedroom Two 13' 4" x 9' 1" (4.06m x 2.76m)

Bedroom Three 12' 3" x 8' 8" (3.73m x 2.65m)

Family Bathroom/WC 8' 6" x 6' 2" (2.59m x 1.87m)

Second Floor

Bedroom One 19' 2" x 11' 3" (5.83m x 3.43m)

En-Suite 8' 2" x 3' 11" (2.49m x 1.20m)

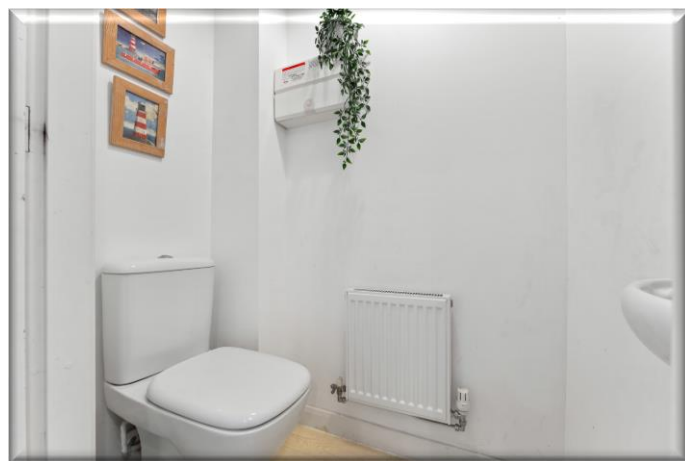
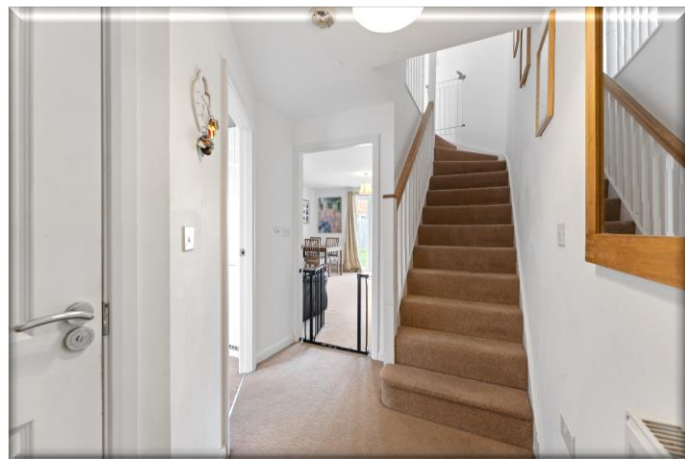
Cost to Purchase Freehold

The Freehold on this property can be purchased for approximately £11,000 including costs (at June 2025)





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

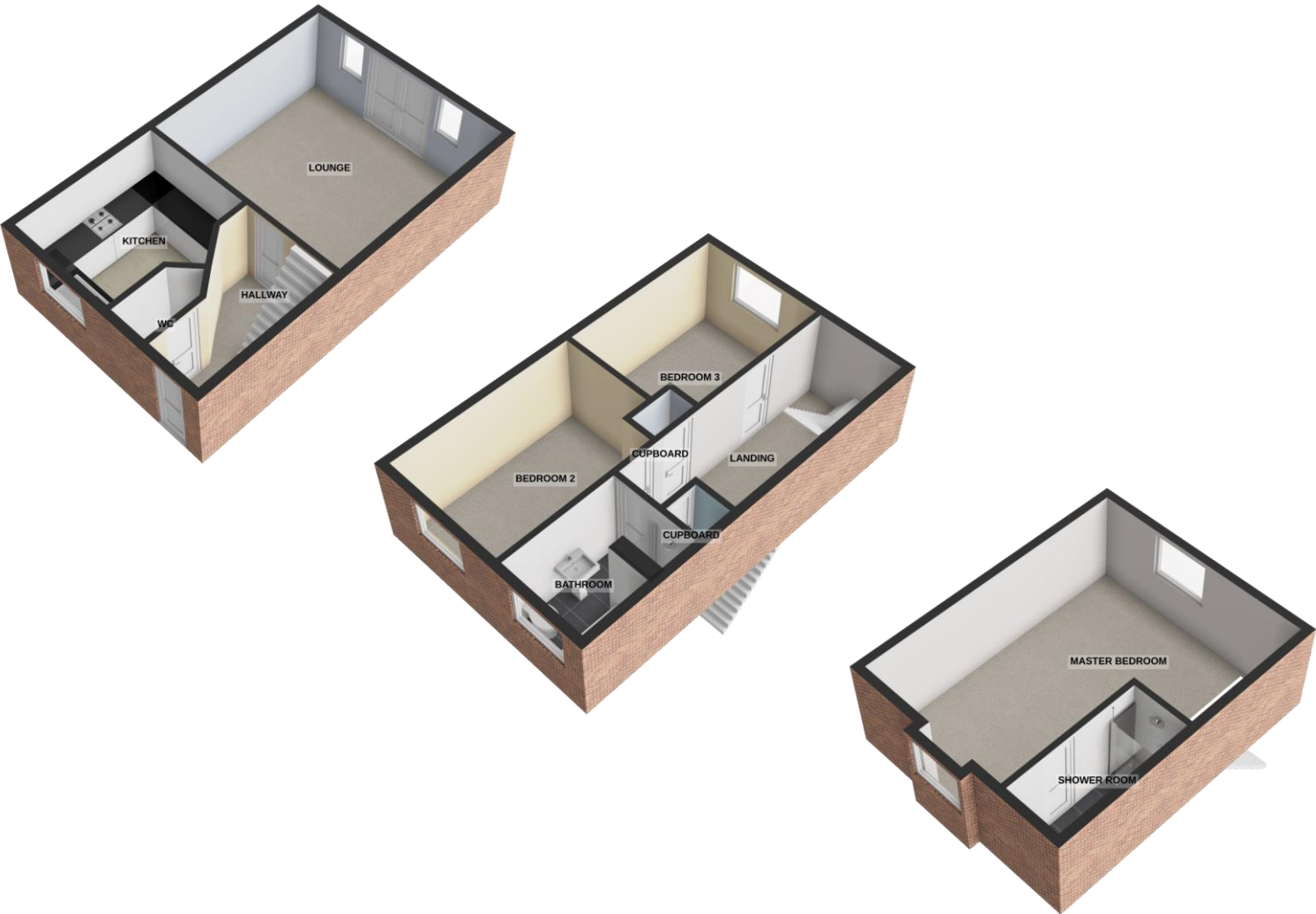


*"Ultimate Estate
Agency....From The Fox"*

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Directions

From Northwich leave along Winnington Lane passing Moss Road on your right at the traffic lights. Proceed down the hill to the next set of lights turning left onto Winnington Lane. Turn right onto Western Way and number 42 is located on the right hand side, identified by our distinctive For Sale Board.

***"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: Leasehold
- Title No. TBC
- Class of Title: TBC
- Mains Connected: Electric, Gas, Water (Meter) Sewer
- Council Band: D
- Parking Arrangements: Parking Space





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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