



# ROYAL FOX

... ultimate estate agency

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## Key Features

- Character Cottage
- Huge Potential
- No Chain
- Two Bedrooms
- Potential To Extend
- Large Garden Plot
- Garage & Drive
- Gas Central Heating
- Scope To Add Real Value



**OFFERS INVITED OVER £200K - SEMI DETACHED COTTAGE - CIRCA 1890 - EXTENDED - LARGE GARDEN PLOT - OFFERS TREMENDOUS POTENTIAL - TWO BEDROOMS CURRENTLY - POTENTIAL TO EXTEND - QUIET BACKWATER - NO ONWARD CHAIN.** Royal Fox Estates are pleased to offer to the open market this semi detached house that provides so much potential to add real value. Offered with no chain the already extended property provides scope for further extensions (subject to all the necessary planning applications) The cottage benefits from gas fired central heating (via a combination boiler) and UPVC double glazed windows.

**ACCOMMODATION** - Comprising briefly: entrance porch, lounge, dining room, rear hall/vestibule, kitchenette, and conservatory. To the first floor are two bedrooms, shower room and a separate WC.

**OUTSIDE** - Where to start ! No.12 stands in a very large garden plot with a gated blocked paved driveway leading to a large concrete sectional garage with up and over door, power and lights. The corner plot mostly laid to lawn with mature shrubs, bushes, flower borders patio areas and greenhouse.

**LOCATION** - Dobells Road is situated directly off London Road and is a no through road, so traffic will be light. Excellent access is afforded to Northwich town centre with its many shops, supermarkets, restaurant's, bars and services. For the commuter good access is afforded to the A556 with its onward links to the local motorway connections.



12 Dobells Road  
Leftwich Northwich

Offers in Excess of  
**£200,000**



*Property Information.*

*Approx. sq Ft – 893*

*Freehold*

*Council Band - C*

*EPC Rating - TBC*

*Mains - Gas - Electric - Water - Sewer*

*Parking - Driveway & Garage*

## Accommodation

### Entrance Porch

**Lounge** 10' 9" x 0' 0" (3.27m x 0m)

**Dining Room** 10' 5" x 12' 11" (3.18m x 3.94m)

**Rear Hall/Vestibule** 5' 3" x 5' 6" (1.61m x 1.68m)

**Kitchenette** 6' 11" x 12' 11" (2.12m x 3.94m)

**Conservatory** 7' 4" x 9' 9" (2.23m x 2.98m)

**First Floor Landing** 17' 2" x 4' 0" (5.22m x 1.21m)

**Bedroom One** 10' 9" x 12' 11" (3.27m x 3.94m)

**Bedroom Two** 10' 4" x 8' 7" (3.15m x 2.62m)

**Shower Room** 4' 10" x 9' 1" (1.48m x 2.77m)

**Sep WC** 3' 10" x 3' 1" (1.18m x 0.93m)







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

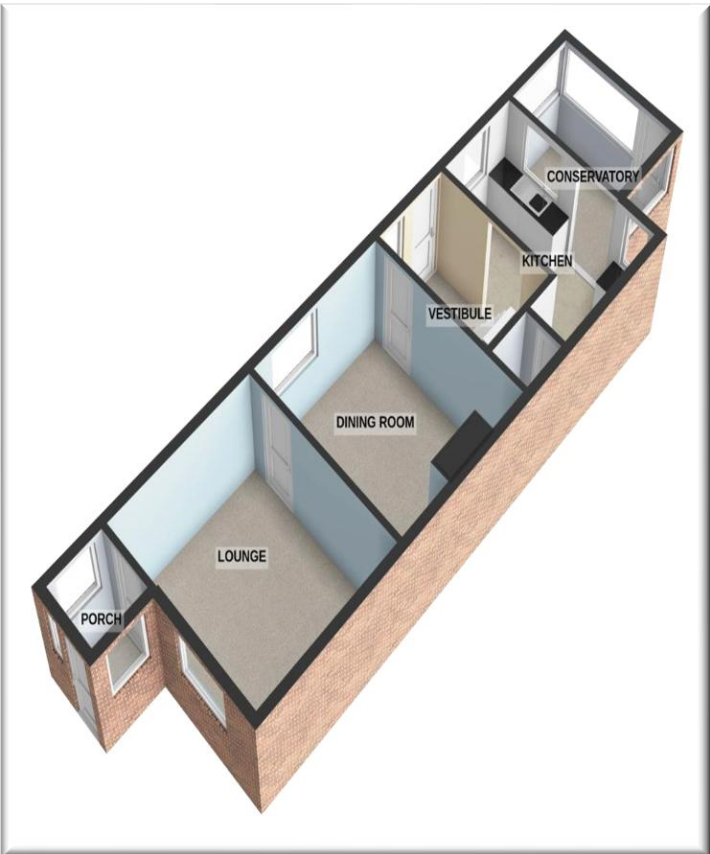


*"Ultimate Estate  
Agency....From The Fox"*

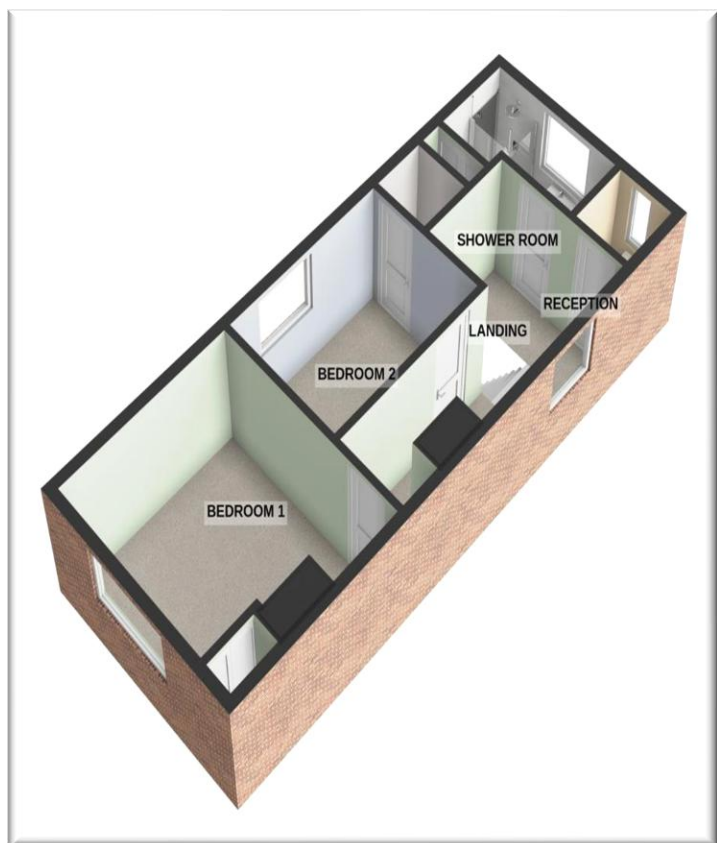
**Viewings : Northwich Office**  
34 High St, Northwich, Cheshire, CW9 5BE

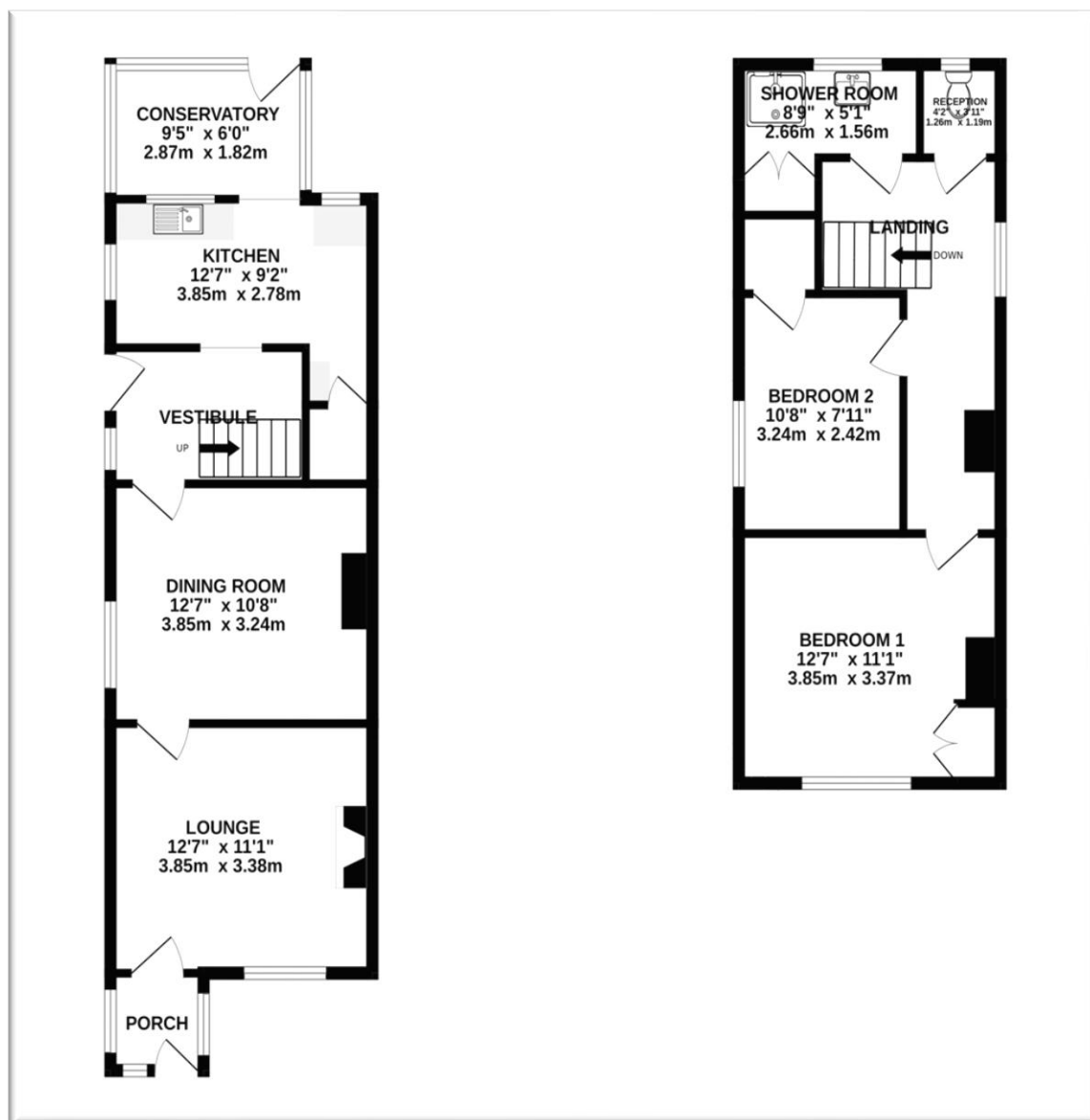
**Tel: 01606 44 0 44**

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









## Directions

Leaving Northwich on the A553 London Road, heading towards Kingsmead and Leftwich. At the traffic lights bear left and continue along London Road for approximately half a mile. Dobells Road is located off to the right. Number 12 is located on the right hand side, denoted by our For Sale Sign

***"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.





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## The Fox's Insight

- Tenure - Freehold
  - Title Number - TBC
  - Class Of Title - TBC
  - Mains Sevices Connected - Gas, Electric, Water, Main Sewer
  - Council Tax Banding - C
  - Parking Arrangements - Driveway & Garage
- 





# 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 m<sup>2</sup>

## 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 savings
Lighting	£150 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£906 over 3 years	
Hot Water	£438 over 3 years	£180 over 3 years	
<b>Totals</b>	<b>£1,860</b>	<b>£1,299</b>	<b>£561 over 3 years</b>

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 and 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](http://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.