



ROYAL FOX

... ultimate estate agency

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- **Beautiful, Modern Mid Mews**
- **Immaculately Presented**
- **Three Bedrooms**
- **High Spec. Fixtures & Fittings**
- **Two Parking Spaces**
- **En-Suite & Guest WC**
- **Southwest Facing Garden**
- **FREEHOLD**
- **Sought After Location**



A MODERN GEM! - IMMACULATE MID MEWS - 3 BEDROOMS - EN-SUITE & GUEST WC - HIGH SPEC. FIXTURES & FITTINGS ...

Royal Fox Estates are delighted to offer this beautifully presented modern mid mews home, built in 2019 & situated in a well regarded spot within the well regarded Winnington Village development. Best described as 'walk in condition' and offered with the additional benefit of **NO ONWARD CHAIN**.

ACCOMMODATION: Comprising briefly: To the ground floor - Entrance Hall, Lounge, Kitchen/Diner with **BUILT IN APPLIANCES** (Inc dishwasher) & Guest WC. To the first floor are three bedrooms with en-suite to the principal bedroom, as well as the main bathroom/WC. The home benefits from gas fired central heating with dual floor heating control.

OUTSIDE: To the front of the property is allocated parking spaces for two vehicles. To the rear is an enclosed south westerly facing rear garden laid to lawn with small patio area, outdoor tap and storage shed.

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.



**7 Hitchen Street
Winnington Village**

£250,000



Property Info:

- *Approx 993 Sq ft (92.7 Sq m)*
- *Tenure: Freehold*
- *Service Charge: N/A*
- *EPC Rating: C*
- *Council Band: C*
- *Mains Connected: Electric, Gas, Water (Meter), Sewage*
- *Parking Arrangements: Two Allocated Spaces*

Accommodation

Entrance Hall

Lounge 13' 1" x 12' 2" (3.99m x 3.71m)

Kitchen/Diner 15' 5" x 13' 1" (4.7m x 3.99m)

Guest WC 3' 4" x 6' 1" (1.02m x 1.85m)

First Floor Landing

Bedroom One 11' 3" x 9' 9" (3.43m x 2.97m)

En-Suite Shower Room 5' 10" x 5' 5" (1.78m x 1.65m)

Bedroom Two 10' 6" x 8' 5" (3.2m x 2.57m)

Bedroom Three 11' 1" x 6' 5" (3.38m x 1.96m)

Main Bathroom 5' 6" x 6' 6" (1.68m x 1.98m)





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



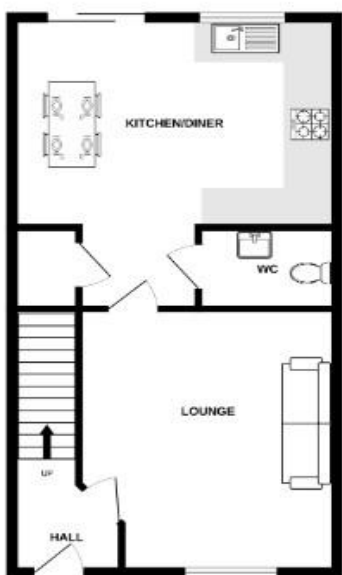
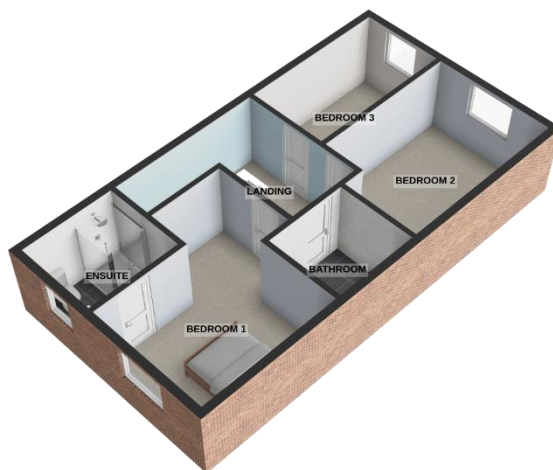
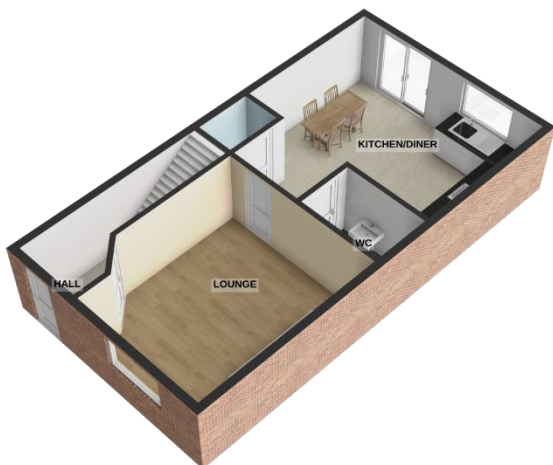
*"Ultimate Estate
Agency....From The Fox"*

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

Tel: 01606 44 0 44







Directions

Leave Northwich on the A533 Winnington Lane travelling towards Barnton. At the traffic lights with Winnington Avenue proceed straight on turning 2nd left into Walkers Road, turn right into Leach Drive, first left onto Hitchen Street.

"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 | | 93 A |
| 81-91 | B | | |
| 69-80 | C | 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.