



ROYAL FOX

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Key Features

- Inner Mews
- Spacious Family Accommodation
- Three Bedrooms
- Conservatory
- Gas Central Heating
- Two Car Driveway
- UPVC Double Glazed
- Large Dining Kitchen
- Private Rear Garden



Main Description

MODERN MEWS - SPACIOUS FAMILY ACCOMMODATION - THREE BEDROOMS - CONSERVATORY - TWO CAR PARKING - CUL-DE-SAC POSITION... Royal Fox Estates are very pleased to offer to the open market with **NO ONWARD CHAIN** this extremely well presented inner mews of modern design. Situated conveniently for Greenbank railway station, Hartford, Castle and Northwich town centre. The property benefits from gas fired central heating (combination system - Worcester Bosh boiler installed 2023) and UPVC double glazed windows. The accommodation comprises briefly: entrance hall, guest WC, spacious lounge, large dining kitchen with **BUILT IN APPLIANCES**, conservatory, three first floor bedrooms (two double & one single) and a combined family bathroom/WC finished in white with power shower over the bath. Outside is a two car paved driveway to the front, side gate with covered passageway giving access to the private and enclosed rear garden laid to lawn, flower beds, patio area and substantial garden shed. Internal viewings on this excellent family home come highly recommended by the **FOX**.

Property Information Freehold Council Band B



14 Manor Street
Greenbank Northwich

Guide Price
£200,000



Accommodation

Entrance Hallway 7' 3" x 3' 10" (2.20m x 1.16m)

Guest WC 2' 11" x 5' 9" (0.88m x 1.76m)

Lounge 11' 11" x 16' 1" (3.63m x 4.90m)

Dining Kitchen 9' 10" x 19' 2" (2.99m x 5.85m)

Conservatory 9' 7" x 9' 3" (2.91m x 2.81m)

First Floor Landing 6' 0" x 6' 9" (1.83m x 2.07m)

Bedroom One 13' 1" x 10' 1" (4.00m x 3.08m)

Bedroom Two 8' 10" x 11' 1" (2.70m x 3.38m)

Bedroom Three 9' 11" x 8' 9" (3.02m x 2.67m)
Reducing in width to 1.69m

Bathroom/WC 5' 7" x 7' 9" (1.71m x 2.35m)





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

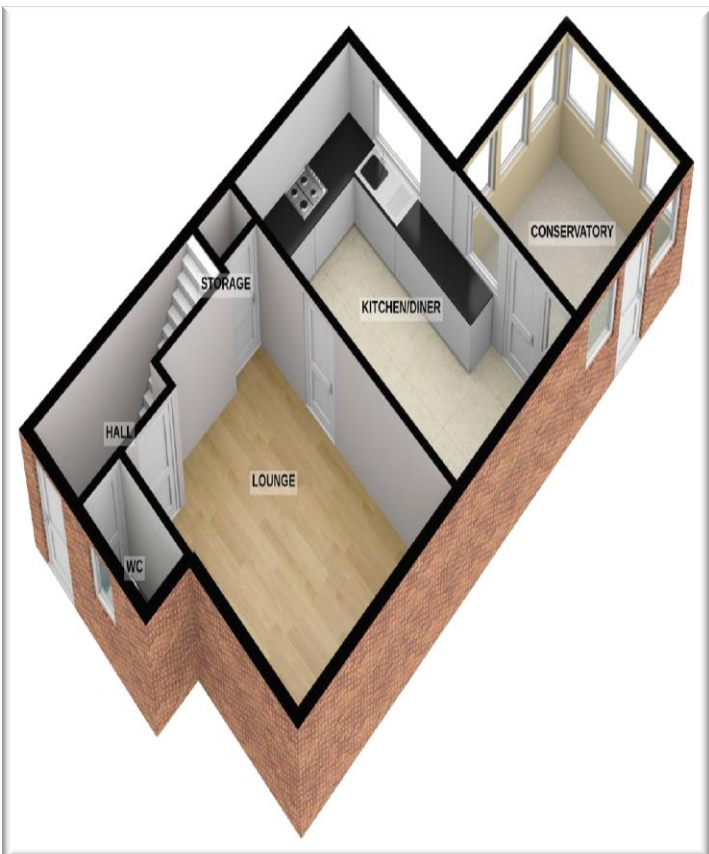


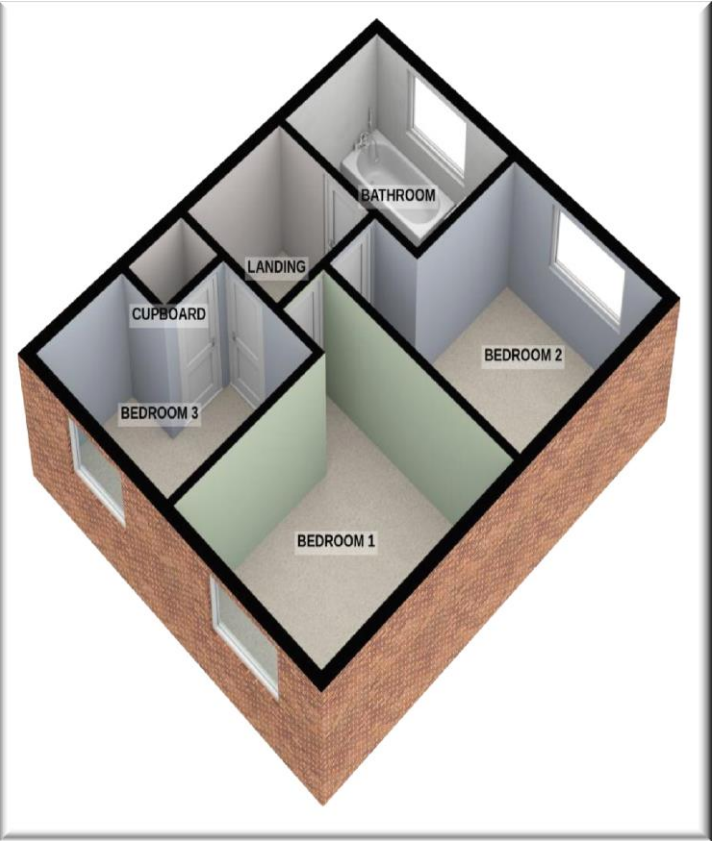
*"Ultimate Estate
Agency....From The Fox"*

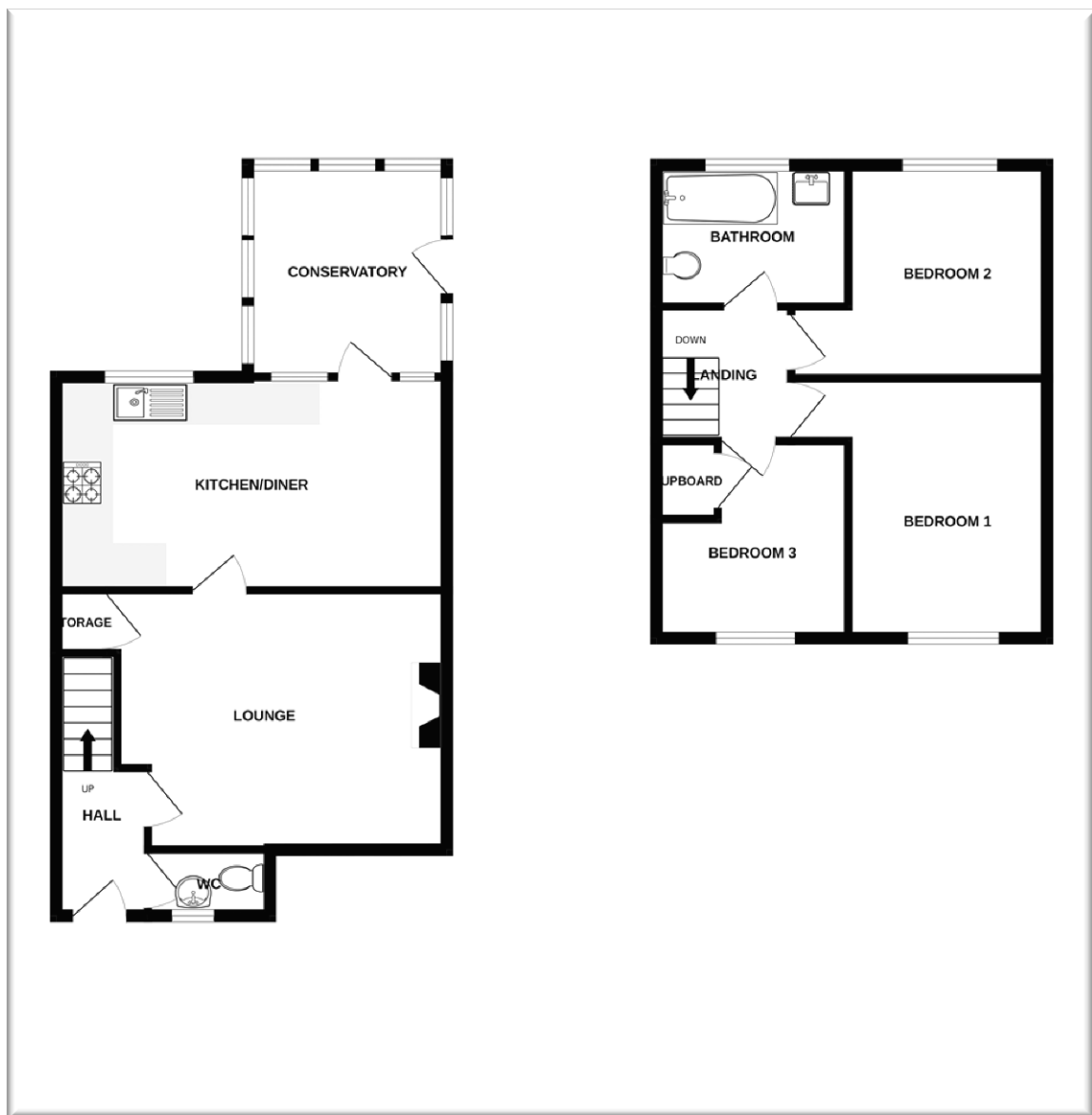
Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along the one way system cross over the bridge towards Chester Road. At the traffic lights turn left onto Chester Road and proceed passing the parade of shops at Castle, continue along to the traffic lights passing the junction with Moss Road on your right. Proceed towards Greenbank Railway Station and Manor Street is located off to the left.

***"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 Number - TBC
- Class Of Title - TBC
- Mains Seivces Connected - Gas, Electric, Water (Meter) Main Sewer
- Council Tax Banding - B
- Parking Arrangements - Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		