



# ROYAL FOX

... ultimate estate agency

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## Key Features

- Fabulous Semi Detached
- Three Bedrooms
- Extended Accommodation
- Large Rear Garden
- Bi-Fold Doors
- Stunning Views
- Guest WC
- Modern Kitchen
- Superb Family Property



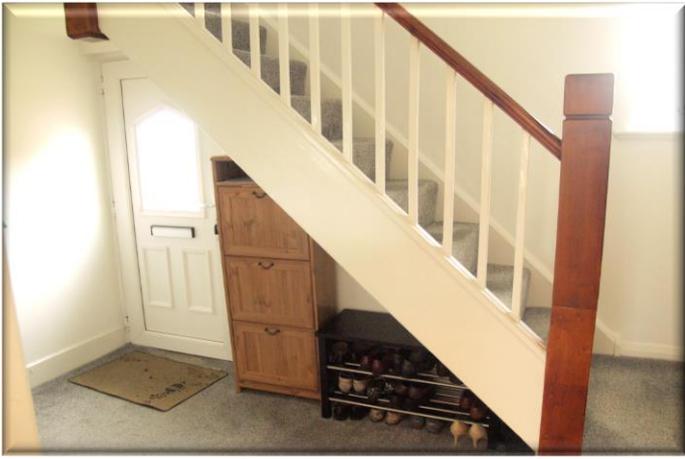
## Main Description

**GUIDE PRICE £245,000 - £250,000 - STUNNING OPEN VIEWS - BEAUTIFULLY PRESENTED SEMI DETACHED - THREE BEDROOMS - EXTENDED - LARGE REAR GARDEN...** Royal Fox are extremely pleased to offer to the open market this **FABULOUS** semi detached house that provides superb family accommodation. Situated within a small residential development **ENJOYING UNRIVALLED PANORAMIC VIEWS** towards Great Budworth the property stands in a large and attractive garden plot with blocked paved driveway. The accommodation features gas fired central heating (combination system) and UPVc double glazed windows. Very well appointed throughout the property comprises briefly: reception hallway, guest WC, superb sun-lounge/diner with **BI-FOLD** doors opening onto the rear garden, large living room to the front, modern fitted kitchen with space for **RANGE STYLE COOKER**, utility room, three generous first floor bedrooms and a modern combined family bathroom/WC. To the rear of the property is a large open child's/play area, so this will make a **FANTASTIC** family purchase. The town centre of Northwich is approximately a 5 minutes drive away and offers a wide range of shopping facilities and amenities. Good access is afforded via the A556 with Manchester, Chester, Liverpool and Manchester International Airport being within easy commuting range. This property is within close proximity of lovely open countryside and local landmarks include Marbury Park, Mere Country Park and the picturesque village of Great Budworth. Internal viewings on this property come highly recommended by the FOX.



21 Fernlea Road,  
Marston,  
Northwich

Guide Price  
**£245,000 - £250,000**



## Accommodation

**Reception Hallway** 6' 8" x 11' 5" (2.04m x 3.49m)

**Guest WC** 6' 8" x 2' 7" (2.02m x 0.79m)

**Sun Lounge/Diner** 11' 5" x 16' 2" (3.47m x 4.93m)

**Living Room** 18' 5" x 13' 4" (5.62m x 4.07m)  
Reducing in width to 2.80m

**Kitchen** 11' 4" x 10' 4" (3.45m x 3.15m)

**Utility Room** 14' 7" x 4' 11" (4.45m x 1.50m)

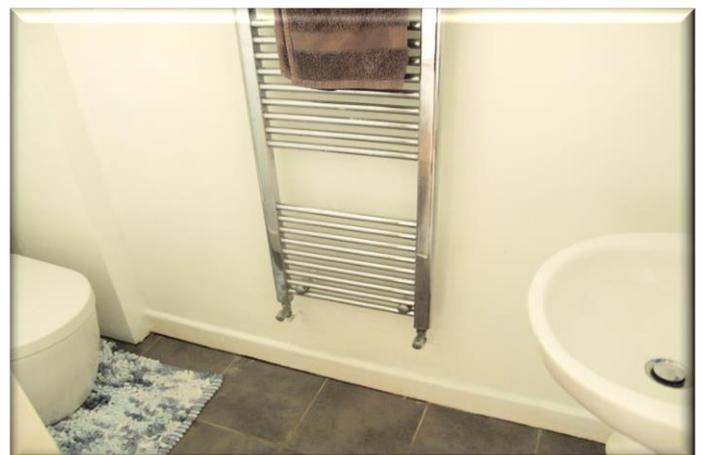
**First Floor Landing** 6' 8" x 8' 8" (2.04m x 2.64m)

**Master Bedroom** 10' 2" x 13' 5" (3.10m x 4.09m)

**Bedroom Two** 10' 2" x 10' 5" (3.10m x 3.18m)

**Bedroom Three** 7' 11" x 9' 3" (2.41m x 2.83m)

**Family Bathroom** 6' 8" x 5' 5" (2.03m x 1.65m)





*“Put your property  
in our hands...”*



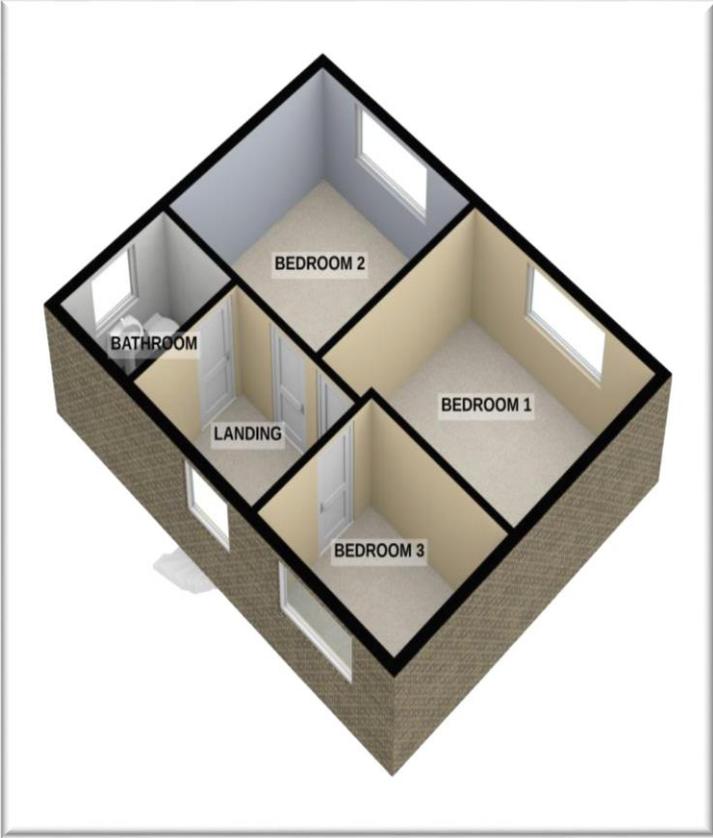
*“Ultimate Estate  
Agency....From The Fox”*

**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

From Northwich leave along Chester Way in the direction of Northwich railway station. At the roundabout turn left onto the B5075 New Warrington Road which in turn becomes Ollershaw Lane. At the T junction with the A559 Marston Lane turn left and take the first left again into Hall Drive and immediate right onto Fernlea Road, number 21 is located on the left 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: Freehold
- Title No: TBC
- Class Of Title: TBC
- Mains Services Connected: Water , Gas, Electric, Main Sewerage
- Tax Band: C
- Parking: Driveway



# Energy Performance Certificate



21, Fernlea Road, Marston, NORTHWICH, CW9 6DN

Dwelling type: Semi-detached house  
 Date of assessment: 21 August 2019  
 Date of certificate: 28 August 2019

Reference number: 8441-6628-5830-1919-7922  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 108 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,424</b>
<b>Over 3 years you could save</b>	<b>£ 402</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 225 over 3 years	
Heating	£ 1,704 over 3 years	£ 1,608 over 3 years	
Hot Water	£ 279 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 2,424</b>	<b>£ 2,022</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient • lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient • higher running costs</p>	70	83

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 123
2 Low energy lighting for all fixed outlets	£95	£ 186
3 Solar water heating	£4,000 - £6,000	£ 87

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.