



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- Immaculate Modern Detached
- Four Bedrooms
- Two Reception Rooms
- Study/Office
- NO ONWARD CHAIN
- Garage & Driveway
- Stylish Kitchen
- Gas Central Heating
- UPVC Double Glazed



Main Description ... STUNNING MODERN DETACHED FAMILY HOME - FREEHOLD !!! - FOUR BEDROOMS - EN-SUITE - GARAGE & DRIVEWAY - NO ONWARD CHAIN.... Royal Fox Estates are very pleased to offer to the open market this **STYLISH** detached house of modern design located within a extremely popular residential development. Enjoying an elevated and corner position the property benefits from gas fired central heating and UPVC double glazed windows. The accommodation comprises briefly: reception hallway, guest WC, office/snug, spacious bright & airy lounge with access to the garden, separate dining room, attractive and well equipped breakfast kitchen having **BUILT IN APPLIANCES**, four first floor bedrooms, en-suite and family bathroom/WC. outside is a driveway extending to the side leading to a detached single garage with up and over door and a private enclosed rear garden. The property is located close to the A556 making excellent connections for the commuter to the local motorway network. Northwich town centre with its many amenities, local services and shopping facilities is around a five minute car journey away. **INTERNAL VIEWINGS ON THIS PROPERTY COME HIGHLY RECOMMENDED BY THE FOX.**

Property Information

- Approx Sq ft - 1301 - sq m - 120.9
- Freehold
- Council band E , EPC Rating - B
- Construction - Brick Cavity/Tiled Services - Mains Gas - Electric - Water (Meter) - Sewer
- Parking - Driveway & Garage



31 Dane Road
Rudheath Northwich

Price
£340,000



Accommodation

Reception Hallway

Guest WC 4' 4" x 4' 8" (1.32m x 1.42m)

Study/Office 6' 9" x 10' 2" (2.06m x 3.10m)

Lounge 11' 3" x 12' 3" (3.43m x 3.73m)

Dining Room 11' 7" x 9' 1" (3.53m x 2.77m)

Breakfast Kitchen 15' 5" x 9' 1" (4.70m x 2.77m)

Utility Room 5' 9" x 5' 5" (1.75m x 1.65m)

First Floor Landing

Bedroom One 13' 2" x 9' 7" (4.01m x 2.92m)

En-Suite 6' 4" x 6' 2" (1.93m x 1.88m)

Bedroom Two 12' 3" x 8' 9" (3.73m x 2.66m)

Bedroom Three 9' 7" x 9' 1" (2.92m x 2.77m)

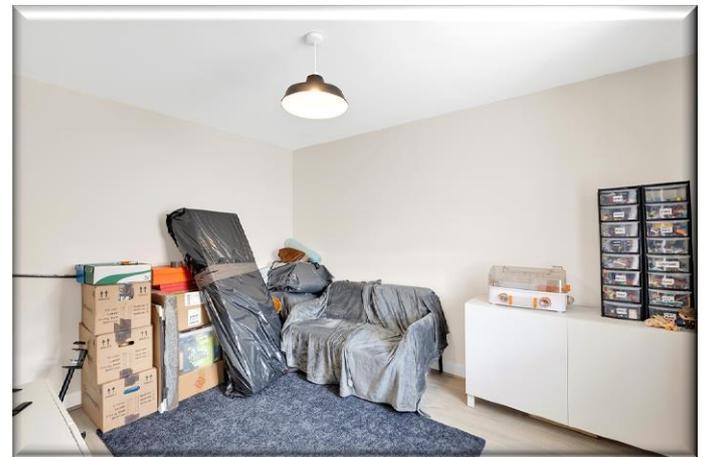
Bedroom Four 10' 9" x 8' 3" (3.27m x 2.51m)

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





*“Put your property
in our hands...”*

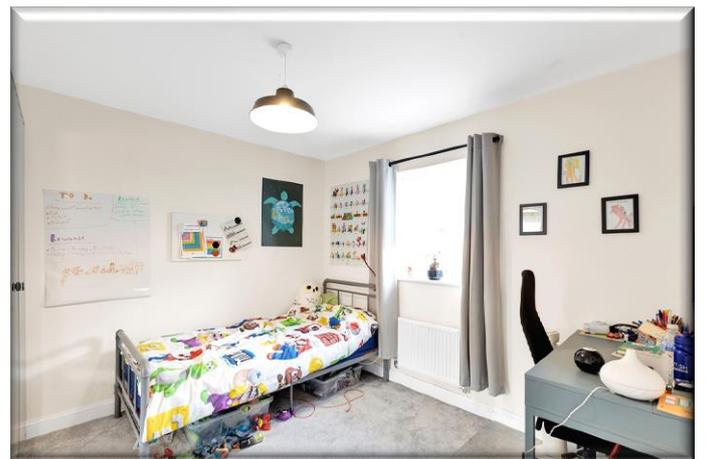
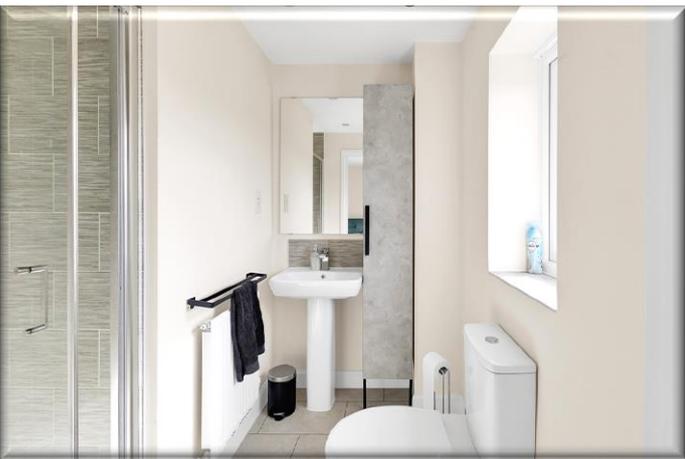


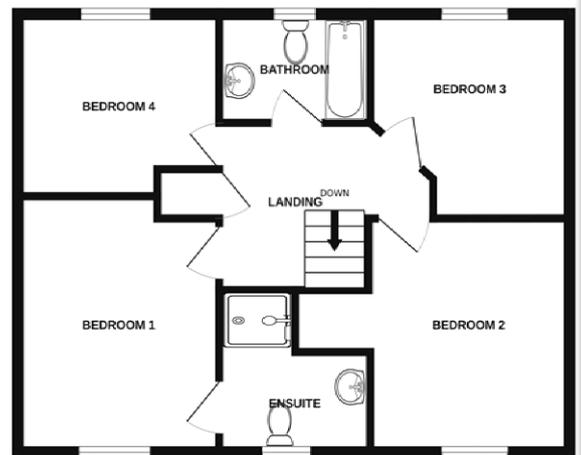
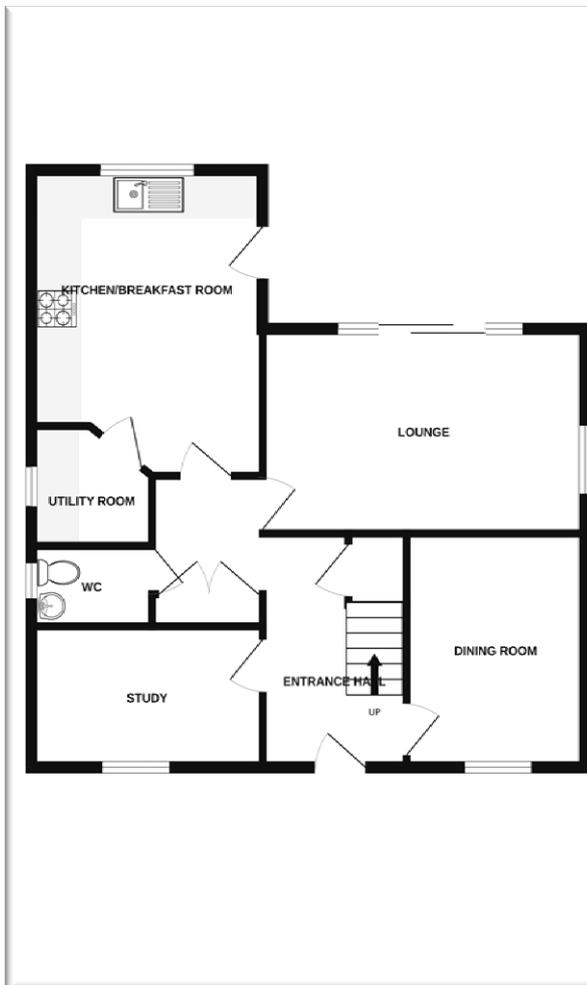
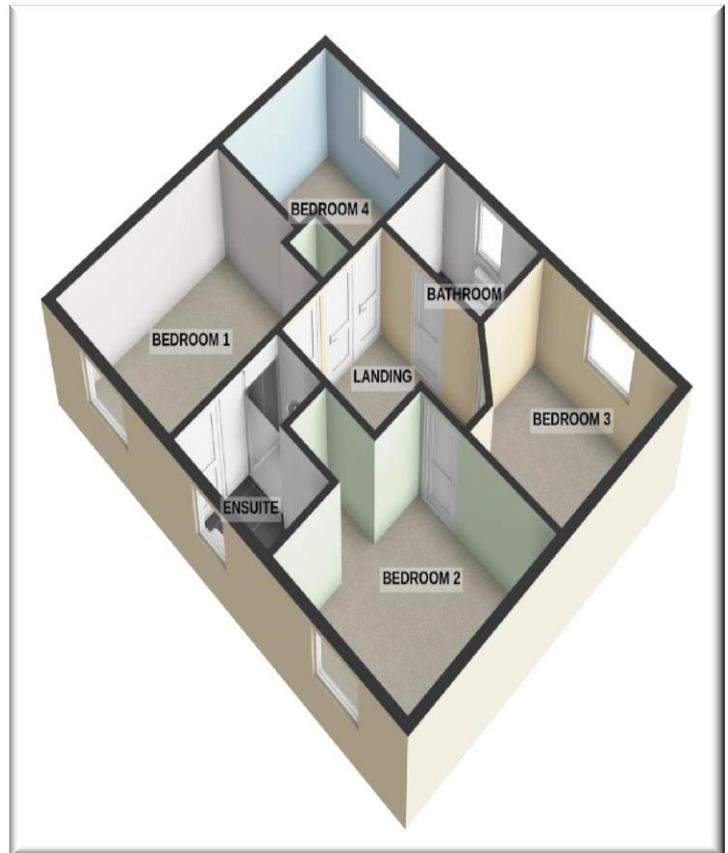
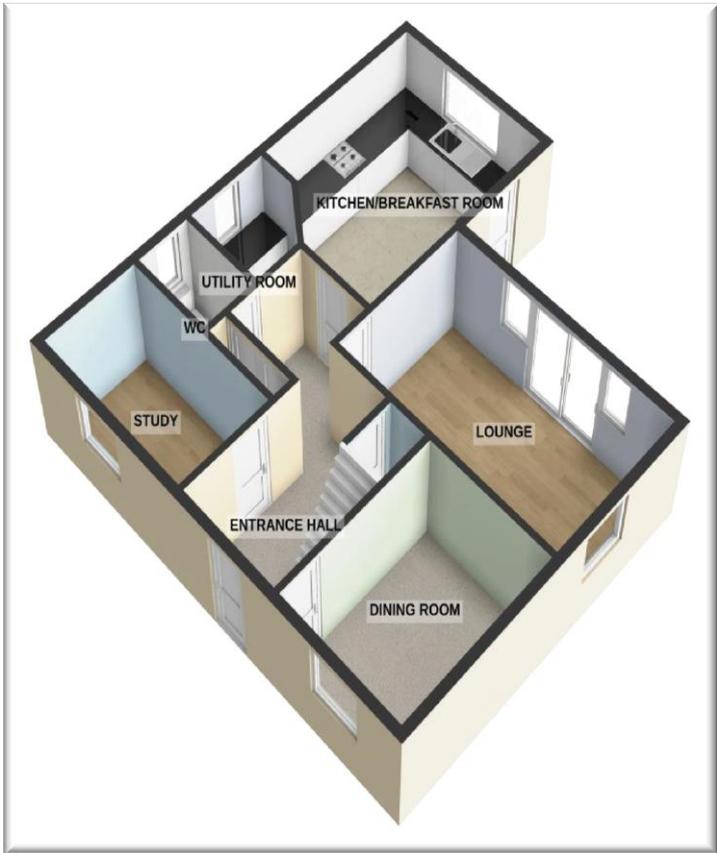
*“Ultimate Estate
Agency....From The Fox”*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

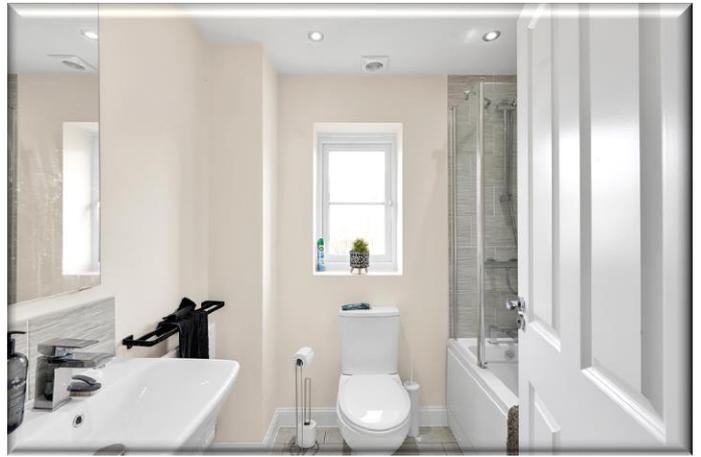
From Northwich leave along Chester Way in the general direction of Northwich Railway Station. At the roundabout turn right onto Station Road. Proceed straight on at the traffic lights onto Middlewich Road. Turn right onto Shipbrook Road proceed straight on passing Gadbrook Road and continue over the bridge. Dane road is located at the bottom of the hill on the left hand side.

***“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 Services Connected - Gas, Electric, Water (Meter), Main Sewer
- Council Tax Banding - E
- Parking Arrangements - Driveway Parking & Garage

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 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