



# ROYAL FOX

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## Key Features

- Three Storey Accommodation
- Four Bedrooms
- End Modern Mews
- Cul-De-Sac Position
- 1st Floor Lounge
- Garage & Drive
- Gas Central Heating
- Private Rear Garden
- UPVC Double Glazed



## Main Description

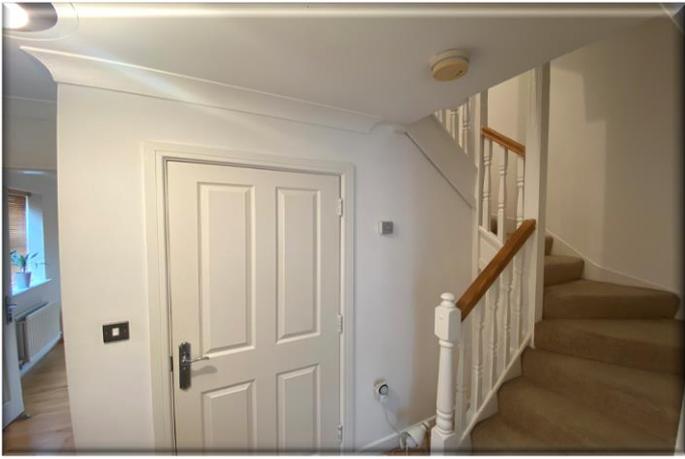
**SUPERB FAMILY PROPERTY - THREE STOREY END MEWS - FOUR BEDROOMS - GARAGE & DRIVEWAY - CUL-DE-SAC POSITION - SOUGHT AFTER KINGSMEAD DEVELOPMENT...** Royal Fox Estates are pleased to offer to the open market this spacious modern end mews property (one of three) that provides generous four bedroom accommodation over three levels. Enjoying a cul-de-sac position with children's play area the property benefits from a single garage, driveway parking and attractive enclosed rear garden. The accommodation features gas fired central heating (traditional boiler) UPVC double glazed windows and comprises briefly: ground floor reception hallway, guest WC dining/sitting room with bay window and modern fitted breakfast kitchen with **BUILT IN APPLIANCES** and French doors allowing access to the private rear garden. The first floor you will find the family lounge with bay window and modern fireplace and the main bedroom with en-suite. To the second floor are three further bedrooms, one having built in wardrobes to one wall and a family bathroom/WC finished in white. Kingsmead is a modern residential housing development grouped into a number of neighbourhoods, with a limited number of builders providing distinct settings and house types, the development offers informal open spaces, a small shopping development, nursery, health centre and yes is own very attractive public house. Lostock Close is situated close to Kingsmead Primary School & Sir John Deane's College. For the commuter the A556 Chester Road is just a minute away by car and provides excellent access to both Chester, Manchester and the M6/M56 motorway connections. This property with its superb location within a select housing development will be what the modern growing family are looking for, so **we urge early viewings on this very special family home.**

**Property Information Freehold Council Band E**



2 Lostock Close  
Kingsmead Northwich

Guide Price  
**£305,000**



## Accommodation

**Reception Hallway** 14' 2" x 6' 3" (4.31m x 1.90m)

**Guest WC** 5' 5" x 2' 7" (1.65m x 0.80m)

**Dining/Sitting Room** 14' 2" x 12' 3" (4.31m x 3.74m)  
measured into bay

**Breakfast Kitchen** 14' 2" x 9' 10" (4.31m x 3.00m)

**First Floor Landing** 8' 10" x 7' 2" (2.69m x 2.19m)

**Family Lounge** 14' 2" x 12' 3" (4.31m x 3.74m)  
measured into bay

**Bedroom One** 14' 2" x 9' 10" (4.31m x 3.00m)

**En-Suite** 5' 1" x 6' 6" (1.56m x 1.98m)

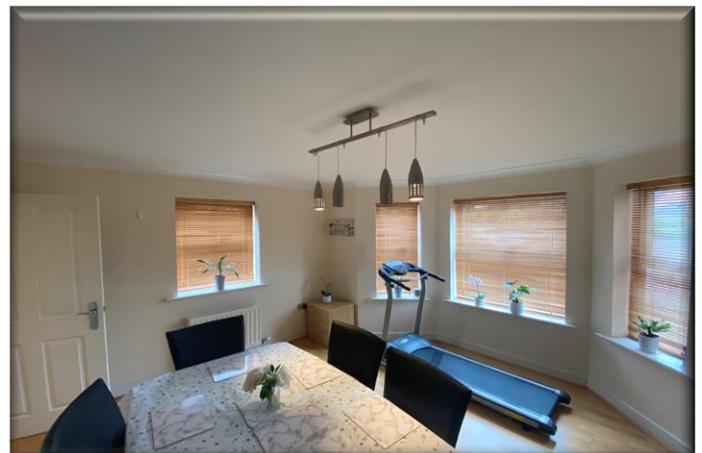
**Second Floor Landing** 8' 10" x 3' 1" (2.68m x 0.93m)  
reducing to 0.93m

**Bedroom Two** 12' 3" x 9' 11" (3.74m x 3.01m)  
measured to wardrobes

**Bedroom Three** 7' 3" x 9' 11" (2.20m x 3.02m)

**Bedroom Four** 6' 9" x 10' 0" (2.05m x 3.05m)

**Family Bathroom/WC** 5' 1" x 6' 5" (1.56m x 1.96m)





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



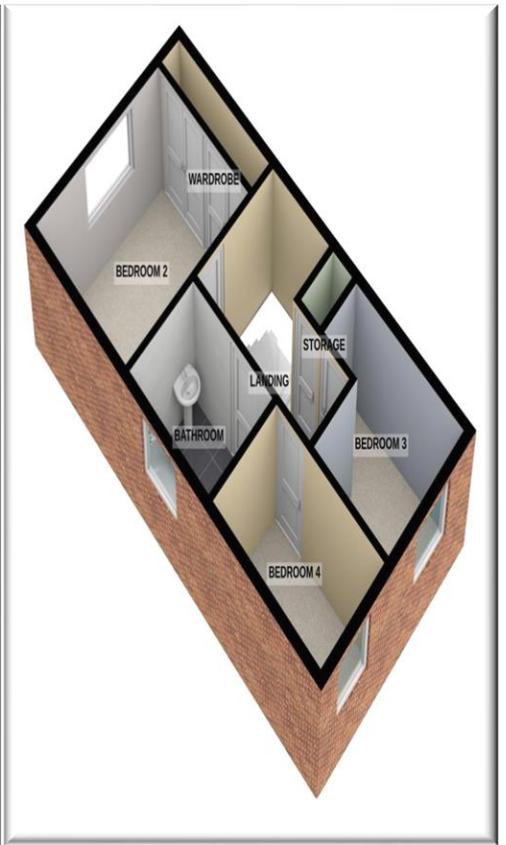
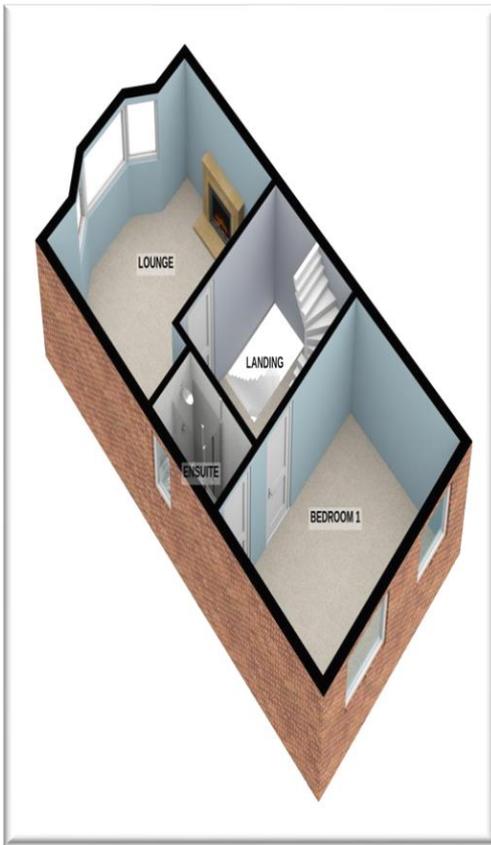
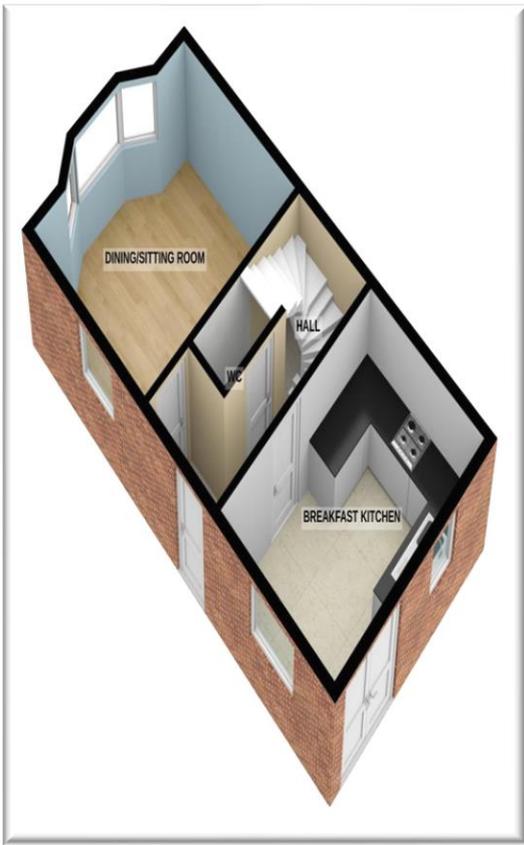
*"Ultimate Estate  
Agency....From The Fox"*

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## Directions

From Northwich centre leave along London Road in the direction of Kingsmead. At the traffic lights bear right onto Kingsmead and proceed along to the first roundabout. Turn right onto Monarch Drive proceed along turning right into Wrenbury Drive, Lostock Close is located on the right 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 - Electric, Gas, Water (Meter), Main Sewer
- Council Tax Banding - E
- Parking Arrangements - Single Garage and Driveway

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

The graph shows this property's current and potential energy rating.