



ROYAL FOX

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- **Immaculate & Spacious Detached Bungalow**
- **Four Bedrooms**
- **Quality Fixtures & Fittings**
- **Open Plan Living Kitchen/Diner**
- **En-Suite Wet Room**
- **Ample Parking**
- **Attached Double Garage**
- **Large Plot**
- **Highly Sought After Location**



Immaculate & Spacious Detached True Bungalow – Four Bedrooms – No Onward Chain ... Royal Fox Estates are pleased to present this well maintained and thoughtfully designed four bedroom detached true bungalow, finished with quality fixtures and fittings throughout. The property offers a spacious and practical layout with excellent natural light and has been adapted to support accessible living, including step free access and wheelchair friendly features. It is located in one of Hartford Village's most sought after residential areas.

Accommodation - The accommodation briefly comprises an entrance hall leading into a large open plan living kitchen, forming the main hub of the home. The kitchen is fitted with high quality appliances and opens into a lounge area that benefits from excellent natural light through 12ft sliding patio doors, providing direct access to the rear garden. Off the kitchen is a side hall and utility area that leads to a separate bedroom, which could also suit guests, a carer, or flexible living arrangements. From the main hallway are three further well-proportioned bedrooms, all with fitted wardrobes. The principal bedroom includes a large modern wet room en-suite designed for easy access and practicality. There is also a separate main bathroom with WC. An attached double garage with an electric shutter door provides secure parking and offers excellent additional space that could also be used as a workshop or hobby area.

Outside - The property occupies a generous plot with ample off road parking to the front. To the rear is a private south facing garden. Directly outside the lounge is a raised composite decking area with plenty of space for seating and outdoor relaxation. The garden has been designed with accessibility in mind, including ramped access from the decking to the main lawn area.

Location - Landswood Park is situated in Hartford Village, a highly regarded residential area known for its strong community feel and range of local amenities. The property is within walking distance of both Greenbank and Hartford train stations, each approximately ten minutes away on foot. Northwich town centre is around 1.5 miles away and offers a wide range of shops, services, restaurants, as well as Barons Quay development.



**12 Landswood Park
Hartford Northwich**

**Asking Price
£500,000**



Property Info:

- *Sq Footage: 1846 (171.5 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: E*
- *Council Band: F*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: Driveway & Attached Garage*

Accommodation

Entrance Hall

Living Kitchen/Diner 22' 6" x 28' 3" (6.86m x 8.62m)

Side Hall/Utility 11' 8" x 9' 5" (3.56m x 2.88m)

Bedroom One 13' 6" x 11' 11" (4.11m x 3.64m)

En-Suite Wet Room 7' 4" x 11' 11" (2.24m x 3.64m)

Bedroom Two 10' 11" x 11' 11" (3.34m x 3.64m)

Bedroom Three 8' 11" x 8' 4" (2.71m x 2.55m)

Bedroom Four 15' 10" x 8' 8" (4.83m x 2.65m)

Bathroom 7' 5" x 9' 1" (2.25m x 2.76m)

Double Garage 15' 10" x 15' 3" (4.83m x 4.65m)





*“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







Directions

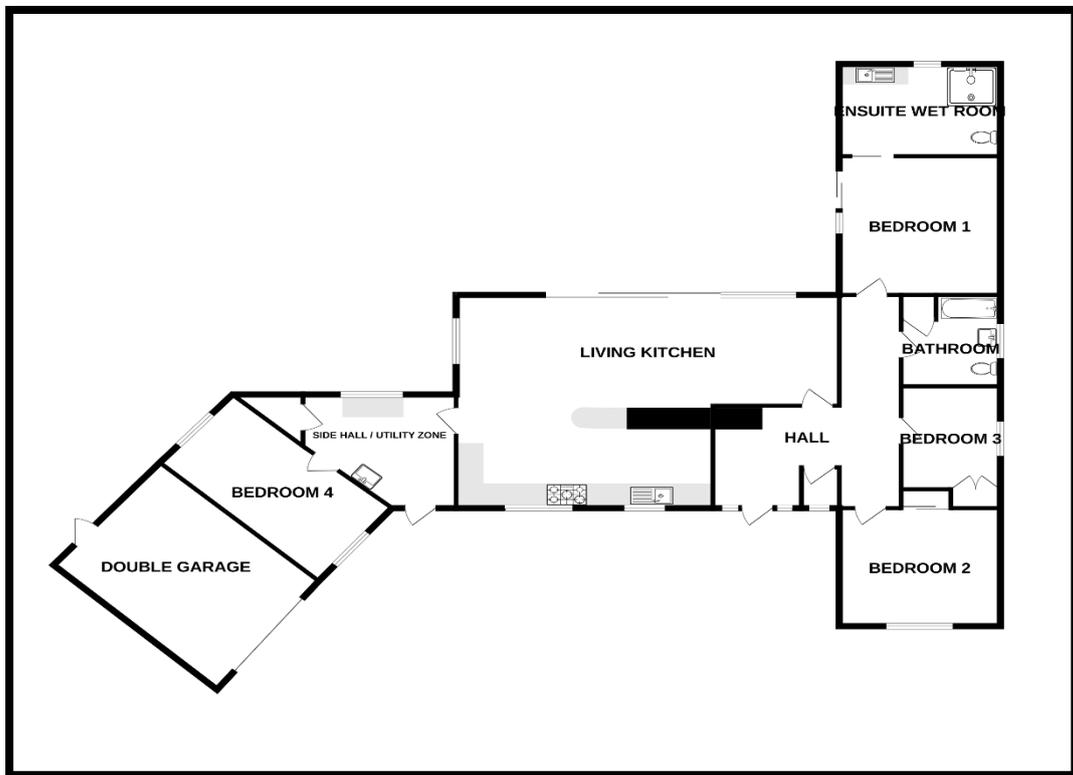
Continue along the A559 leaving Northwich, reaching the cross roads, after the lights take a left onto School Lane, continue along then take a right onto Lodge Lane. Take the second left onto Landswood Park. Follow the road round and No.12 is located on the Right hand side.

***“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 No. TBC
- Class of Title. TBC
- Mains Connected - Electric, Gas, Water, Sewage
- Council Band: F
- Parking Arrangements - Driveway & Attached Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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