



ROYAL FOX

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Key Features

- Older End Mews
- 2/3 Bedrooms
- Refurbished to High Standard
- Large Rear Extension
- Stunning Kitchen
- Under-Floor Heating
- Bathroom & Shower Room
- Single Garage
- Adjacent to Countryside



Main Description

GUIDE PRICE £215,000 - £220,000 - END OLDER STYLE MEWS - TOTALLY REFURBISHED - HIGH QUALITY INTERIOR - LARGE REAR EXTENSION - STUNNING KITCHEN... Royal Fox Estates are delighted to offer this 2/3 bedroom property to the open market. Situated adjacent to open countryside the property has been refurbished to an exacting standard. Features include gas fired central heating, **UNDERFLOOR HEATING TO KITCHEN, SHOWER ROOM & STUDY/BEDROOM THREE**, UPVC double glazed windows, loft insulated and part boarded, large single detached garage, driveway and front and rear gardens with a space and access via a roller door to the rear for a caravan. Decorated in neutral tones, the accommodation comprises: reception hallway, lounge, stunning family kitchen with skylight windows, courtesy lighting, centre island, built in appliances to include, **INDUCTION HOB, CANOPY COOKER HOOD, ELECTRIC OVEN, COMBINATION MICROWAVE, FRIDGE & COFFEE MAKER**, rear hall/utility area, bespoke shower room/WC and bedroom three/study. To the first floor are two further double bedrooms and a modern combined bathroom/WC. Enjoying a cul-de-sac position and situated on the edge of a popular residential development within the village of Marston the property is surrounded by beautiful Cheshire countryside to include Marbury Mere and Marbury Country Park. The property is located close to both villages of Wincham & picturesque Great Budworth with the market town of Northwich around a five minute car journey away. Good access from the A559 to junction 10 of the M56 is provided making easy onward commutes to Manchester, Chester, Warrington, Liverpool and both Manchester & Liverpool International airports. Internal viewings are a must on this fabulous property.



20 Mere Road
Marston Northwich

Guide Price
£215,000 - £220,000



Accommodation

Reception Hallway 10' 10" x 3' 5" (3.31m x 1.03m)
Increasing in width 2.11m

Lounge 10' 10" x 10' 9" (3.31m x 3.27m)

Family Kitchen 20' 3" x 17' 1" (6.17m x 5.20m)
Reducing in width 4.69m

Utility room 5' 0" x 7' 8" (1.52m x 2.34m)

Shower Room/WC 5' 8" x 6' 9" (1.72m x 2.05m)
'L' shaped

Bedroom Three/Study 8' 11" x 6' 11" (2.73m x 2.12m)

First Floor Landing 3' 8" x 6' 4" (1.11m x 1.94m)

Bedroom One 11' 0" x 14' 8" (3.35m x 4.48m)

Bedroom Two 9' 8" x 11' 3" (2.94m x 3.43m)

Family Bathroom/WC 5' 6" x 6' 3" (1.67m x 1.91m)





*“Put your property
in our hands...”*

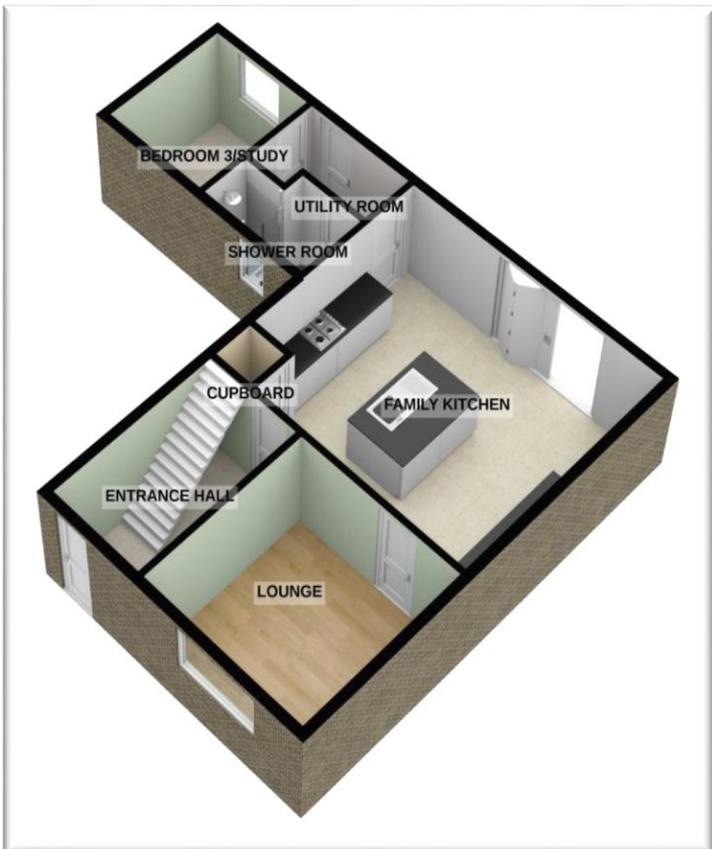
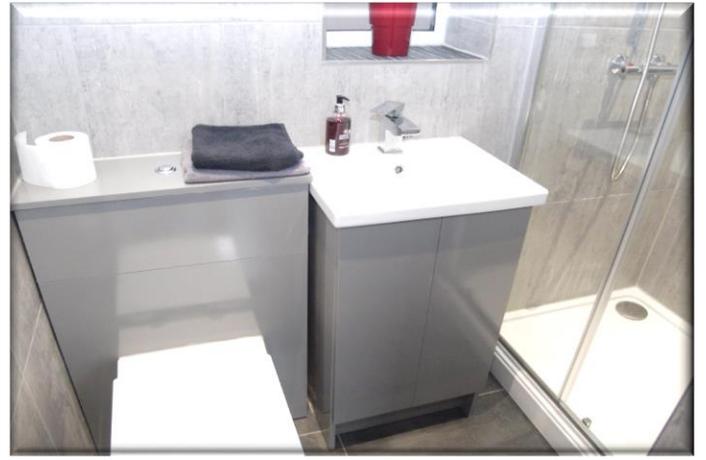


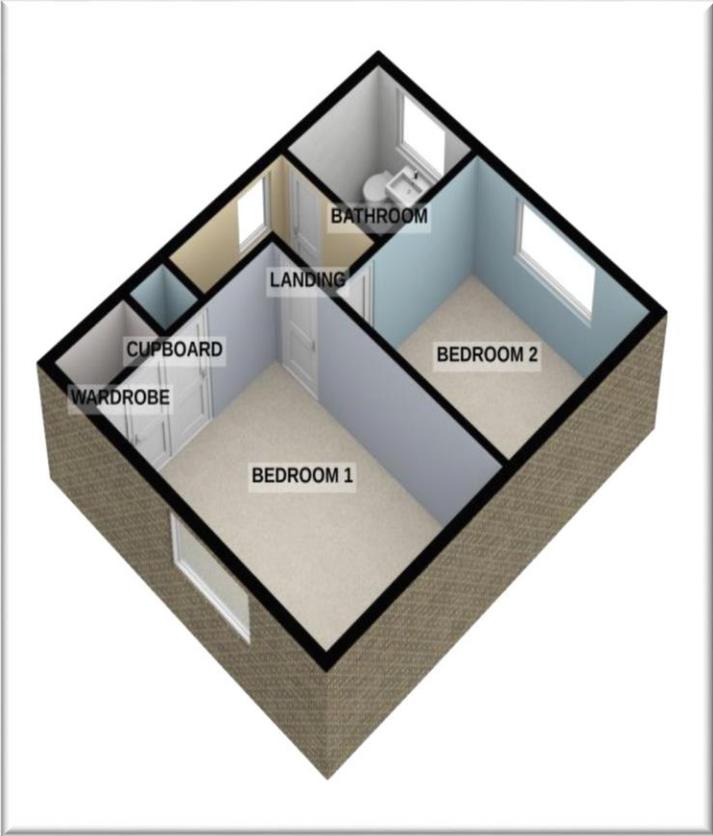
*“Ultimate Estate
Agency....From The Fox”*

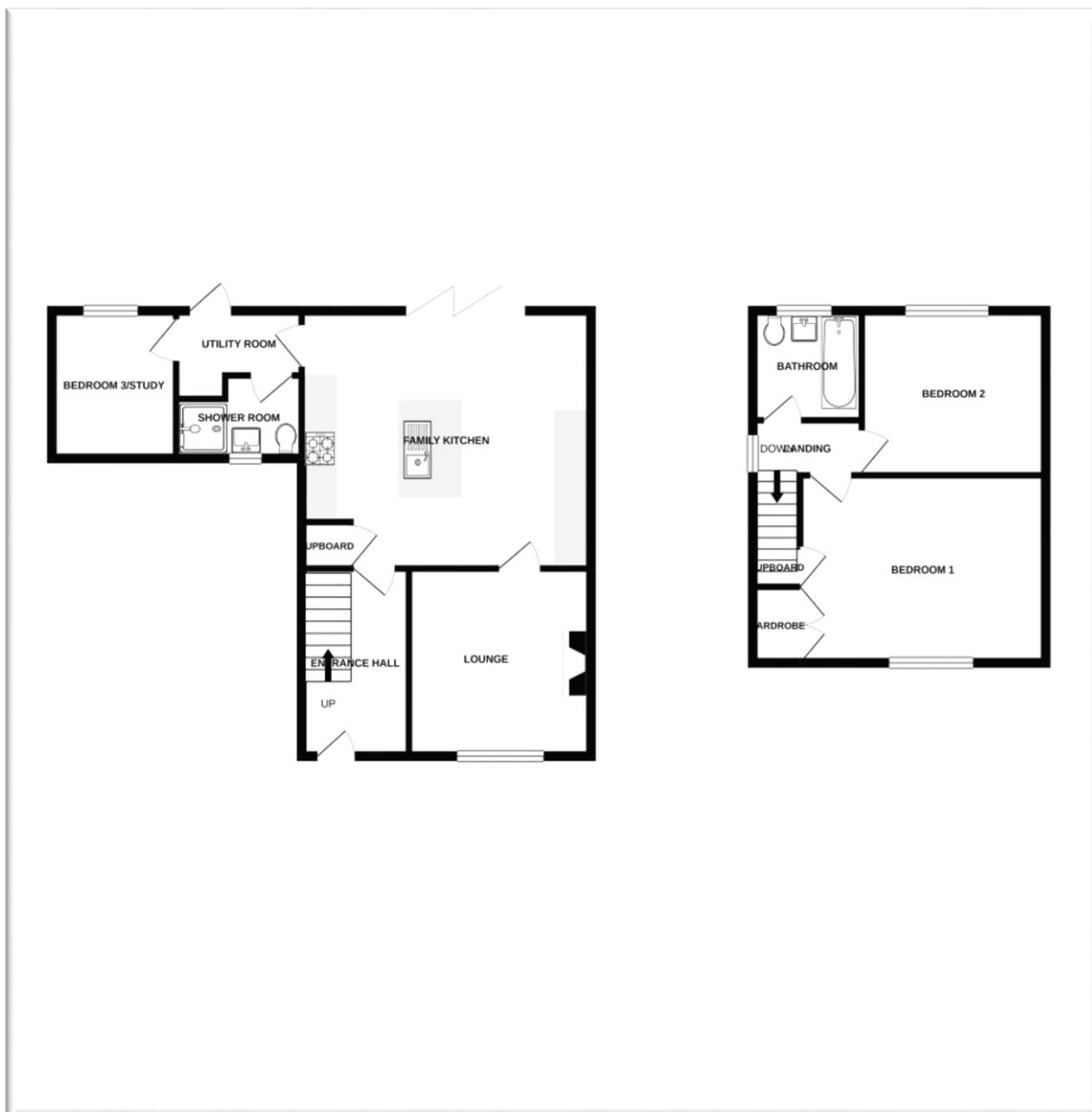
**Viewings : Northwich Office
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Directions

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 turn immediate right onto Fernlea Road and turn right again down the hill onto Vale Road, turn left onto Mere Road.

“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, Main Sewer
- Council Tax Banding - B
- Parking Arrangements - Garage & Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		