



# ROYAL FOX

... ultimate estate agency

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## Key Features

- Older Style Semi Detached
- No Chain
- Two Double Bedrooms
- Requires Updating
- Gas central Heating
- Ideal FTB Property
- Double Glazed
- Investment Opportunity
- Generous Rear Garden



## Main Description

**FIRST TIME BUYERS/INVESTORS - OLDER STYLE SEMI - REQUIRES UPDATING - TWO DOUBLE BEDROOMS - REAR GARDEN - POPULAR LOCATION....** Royal Fox Estates are very pleased to offer to the open market with NO ONWARD CHAIN this pavement fronted semi detached property. Situated within a very popular residential area good access is afforded to local amenities to include Tesco superstore and Northwich railway station. The accommodation features gas fired central heating and double glazed windows and comprises briefly: entrance into lounge, separate dining room, fitted kitchen, utility/WC, two first floor double bedrooms and a combined bathroom/WC. To the side of the property is gated access to the generous rear garden. **EARLY VIEWINGS ARE ADVISED BY THE FOX ON THIS PROPERTY THAT OFFERS FABULOUS POTENTIAL.**



**31 Verdin Street  
Northwich**

**Guide Price  
£120,000**



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## Accommodation

**Lounge** 10' 9" x 12' 2" (3.28m x 3.70m)  
Increasing in length 4.25m

**Dining Room** 11' 1" x 12' 2" (3.37m x 3.70m)

**Kitchen** 11' 11" x 7' 1" (3.62m x 2.16m)

**Utility/WC** 7' 9" x 5' 5" (2.36m x 1.65m)

**First Floor Landing** 2' 11" x 2' 11" (0.89m x 0.89m)

**Bedroom One** 11' 1" x 12' 2" (3.39m x 3.70m)

**Bathroom/WC** 11' 11" x 7' 3" (3.64m x 2.20m)

**Bedroom Two** 10' 10" x 12' 2" (3.29m x 3.70m)







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



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

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

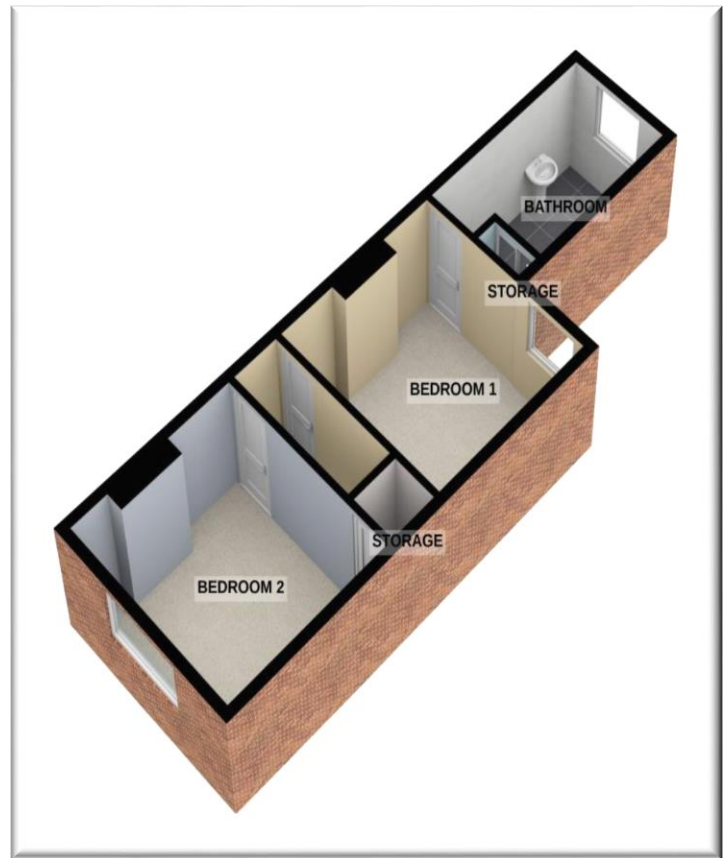
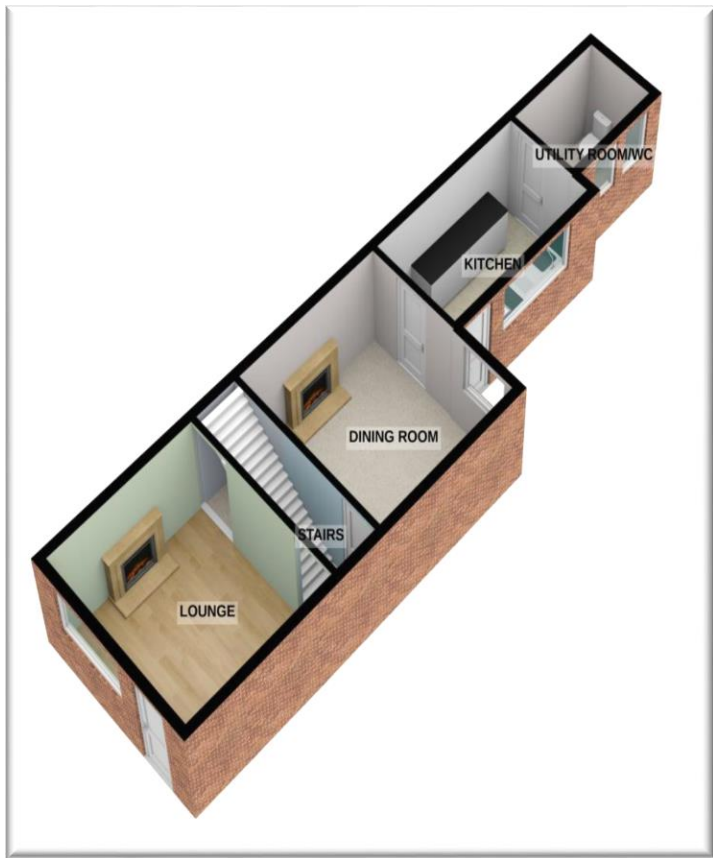
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## Directions

From Northwich leave along the B5082 Station Road which becomes Middlewich Road. Proceed towards Rudheath turning left into Verdin Street and number 31 is located on the right hand side denoted 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 Number - TBC
  - Class Of Title - TBC
  - Mains Services Connected - Gas, Electric, Water, Main Sewer
    - Council Tax Banding - A
    - Parking Arrangements - Street
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