



ROYAL FOX

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- Detached True Bungalow
- No Onward Chain
- Three Bedrooms
- Gas Central Heating
- Newly Installed Kitchen
- Heart Of Village Location
- Attached Garage
- UPVC Double Glazed



1B School Lane
Moulton Northwich

Guide Price
£280,000

**DETACHED TRUE BUNGALOW - NO ONWARD CHAIN - THREE BEDROOMS - ATTACHED GARAGE - MODERN INTERIOR -
LOCATED IN THE HEART OF THE VILLAGE.....**

Royal Fox Estates are extremely pleased to offer to the open market this detached true bungalow of modern design that features gas fired central heating, UPVC double glazed windows and attached garage with a electronic roller shutter door and wall mounted 'Logic' combination central heating boiler.

ACCOMMODATION - The property comprises briefly: reception hallway, lounge located to the front, newly installed kitchen with built in appliances, three bedrooms and a combined shower room/WC.

OUTSIDE - The property stands in a gardens to both the front and rear with a driveway leading to an attached single garage. Set behind decorative wrought iron railings and double gates.

LOCATION - 1B is located in the heart of the village with good access afforded to local amenities and is only a short walk from beautiful Cheshire countryside. Good access by car is afforded to the A556 with onward routes to the local motorway network.

Property Information

- Freehold
- Approx. Sq Ft - 948 - Sq M -88.2
- EPC Rating -
- Council Band - C
- Services - Main - Gas - Electric - Water - Main Sewer
- Parking - Garage & Driveway

The Fox's Insight

- Tenure Freehold
- Title No. TBC
- Class Of Title TBC
- Mains Services Connected Gas, Electric, Water, Main Sewer
- Tax Band C
- Parking Driveway & Garage

Directions

From Northwich town centre leave along the A533 London Road. Bear right into Kingsmead at the traffic lights going straight on over two roundabouts. At the traffic lights turn right towards the A556 Chester Road. At the roundabout proceed straight on into London Road in the direction of Davenham. Pass through the village towards Moulton and turn right into Jack Lane. At the mini roundabout turn right into Main Road, School Lane is approx. 1/2 mile along located on the right hand side.

***“Detailed property particulars, packed with
photographs, descriptions and insight...”***





Accommodation

Reception Hallway 18' 1" x 8' 4" (5.52m x 2.53m)

Lounge 14' 2" x 11' 2" (4.32m x 3.4m)

Kitchen 10' 0" x 7' 10" (3.05m x 2.39m)

Bedroom One 10' 10" x 10' 8" (3.30m x 3.25m)

Bedroom Two 6' 11" x 9' 11" (2.11m x 3.02m)

Bedroom Three 7' 7" x 6' 11" (2.30m x 2.11m)

Shower Room 7' 0" x 8' 2" (2.13m x 2.50m)

Garage 17' 1" x 11' 3" (5.20m x 3.42m)





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



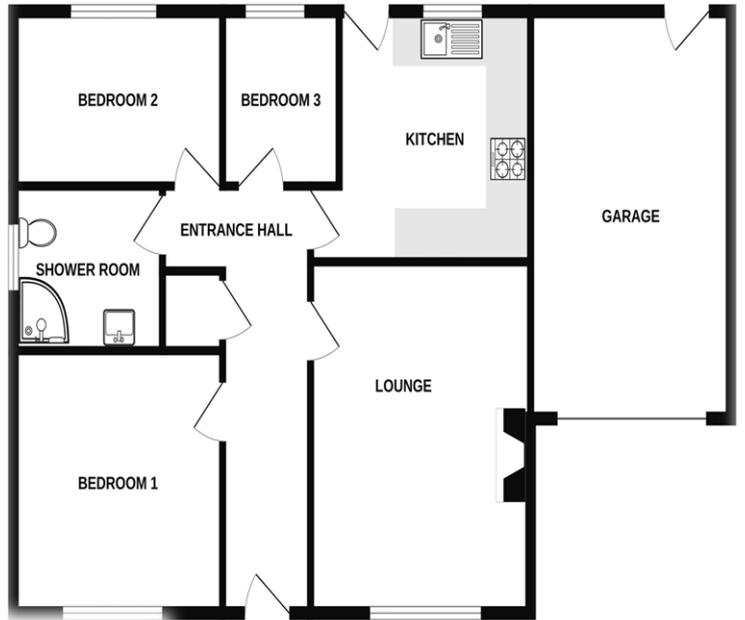
*"Ultimate Estate
Agency....From The Fox"*

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“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.



Energy Performance Certificate



Dwelling type: Semi-detached house **Reference number:** 8100-8779-0729-3026-7423
Date of assessment: 23 April 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 April 2012 **Total floor area:** 68 m²

Use this document to:

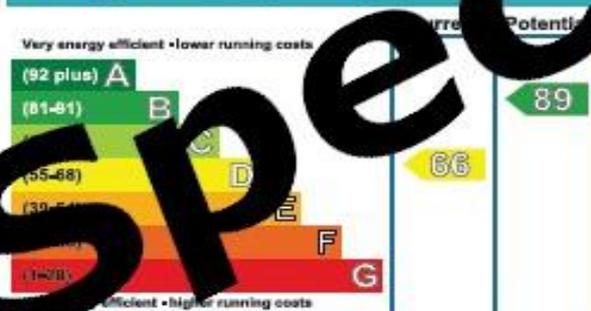
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,860
Over 3 years you could save	£561

Estimated energy costs of this home			
	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£906 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
Totals	£1,860	£1,299	You could save £561 over 3 years

These figures show how much the average household would spend on this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers, cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	✓
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	✓
3 Low energy lighting for all fixed outlets	£25	£39	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.