



ROYAL FOX

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Key Features

- Bay Window Terraced
- Two Double Bedrooms
- Extended Accommodation
- Garage To Rear
- Some Updating Required
- Potential To Add Real Value
- Gas Central Heating
- Walking Distance Of Town
- UPVC Double Glazed



VACANT POSSESSION - BAY WINDOW TERRACED - EXTENDED ACCOMMODATION - TWO DOUBLE BEDROOMS - GARAGE - REQUIRES SOME UPDATING - POTENTIAL TO INCREASE VALUE - WALKING DISTANCE TO TOWN CENTRE.....

Royal Fox Estates are very pleased to offer to the open market this garden fronted mid terraced house that provides spacious and generous accommodation. The property will require some updating but the accommodation benefits from gas fired central heating, UPVC double glazed windows and detached single garage located at the rear of the property.

ACCOMMODATION - Comprising briefly: entrance vestibule, hallway, lounge with bay window, separate dining room, galley style kitchen, utility room, guest WC, two first floor double bedrooms - (Bedroom room has the potential to split to provide a third bedroom) bathroom and separate WC.

OUTSIDE - To the front is a walled garden, to the rear a private yard with patio area, water supply, raised flower beds and a detached single garage.

LOCATION - Water Street has been proven to be a highly desirable location due to its proximity to Northwich town centre. Many amenities including Waitrose are within walking distance from the property. For the commuter easy access is afforded to the A556 with onward commutes to the local motorway connections.



24 Water Street
Northwich

Guide Price
£180,000



Property Information

- Approx. Sq ft - 907 (84.2 Sq m)
- Freehold
- Council Band - B
- EPC Rating - TBC Services –
- Mains - Gas - Electric - Water - Sewer
- Parking - On Street

Accommodation

Entrance Vestibule 2' 11" x 3' 5" (0.90m x 1.04m)

Hallway 9' 11" x 3' 5" (3.02m x 1.04m)

Lounge 12' 0" x 11' 9" (3.65m x 3.59m)
measured into bay & alcove

Dining Room 12' 1" x 12' 4" (3.69m x 3.76m)
measured into alcove

Kitchen 12' 7" x 7' 5" (3.83m x 2.25m)

Utility 9' 5" x 7' 5" (2.88m x 2.25m)

WC 2' 6" x 4' 4" (0.76m x 1.31m)

First Floor Landing 15' 7" x 12' 2" (4.76m x 3.70m)
reducing to 1.70 x 0.83

Bedroom One 9' 10" x 14' 9" (3.00m x 4.50m)

Bedroom Two 12' 2" x 9' 8" (3.70m x 2.95m)

Bathroom 6' 11" x 7' 4" (2.12m x 2.24m)

Sep WC 2' 11" x 4' 3" (0.90m x 1.30m)





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

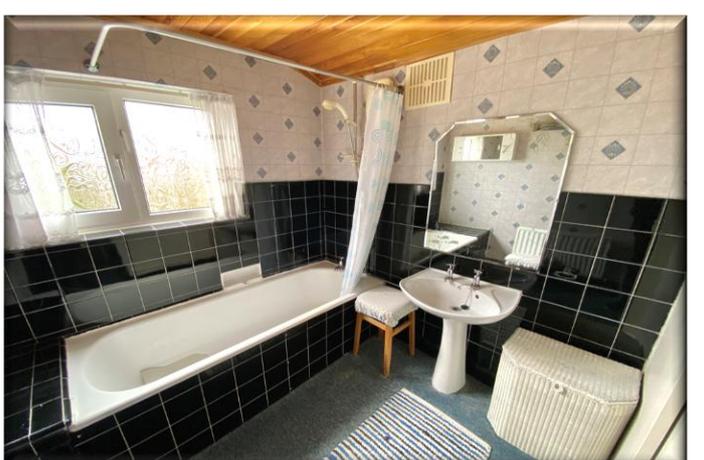
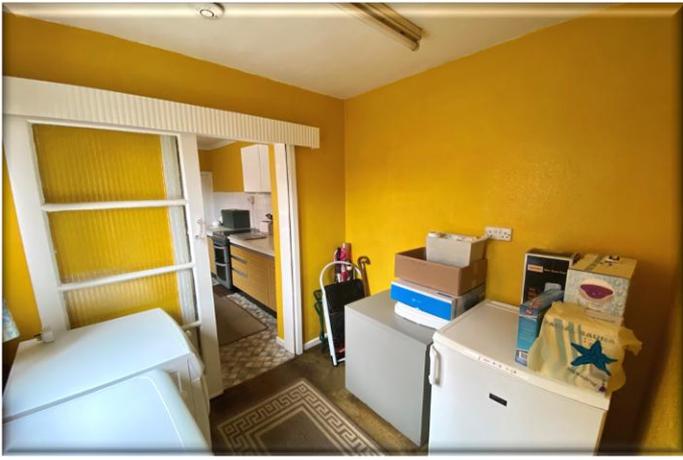


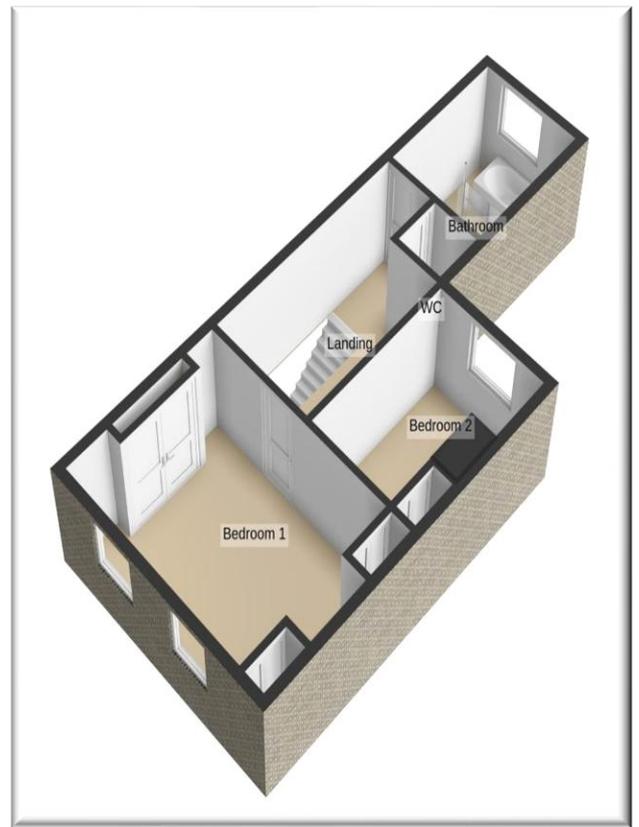
*"Ultimate Estate
Agency....From The Fox"*

**Viewings : Northwich Office
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Tel: 01606 44 0 44

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Directions

Travelling from Northwich Centre, proceed along Chester Way, turning left into London Road. Continue along London Road for a short time before turning left into Water Street. Number 24 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 - TBC
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - B
- Parking Arrangements - On Street Parking & Garage

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:** 86 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 future savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£998 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.