



ROYAL FOX

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Key Features

- Older Style Semi
- Ideal Starter Home
- Two Bedrooms
- Loft Room
- Two Reception Rooms
- Gas Central Heating
- Rear Garden
- Wooded Aspect
- UPVC Double Glazed



Main Description

OLDER STYLE SEMI DETACHED - TWO BEDROOMS & LOFT - REAR GARDEN - WOODED ASPECT - TWO RECEPTION ROOMS - GREAT STARTER HOME... Royal Fox are pleased to offer to the market this excellent first time buyer property located within a very popular residential area. The accommodation features gas fired central heating (combination system) UPVC double glazed windows and comprises briefly: entrance into dining room/sitting room, separate lounge, fitted kitchen with built in appliances, two first floor double bedrooms, three piece bathroom suite finished in white and a loft room approached via a fixed staircase. To the rear is a private tiered garden with out buildings, canal views and wooded aspect. The property is conveniently placed for the A49 from where many major commercial centres can be accessed to include Manchester, Manchester International Airport, Chester, Warrington and Liverpool. Also close to both the canal and the river Weaver allowing for lovely waterside walks into the Weaver Valley. The famous Anderton boat lift and beautiful Marbury Park are both around a 5/10 minute car journey away. The property is offered at a realistic asking price to secure an early sale. Property Information Freehold Council band B



89 Runcorn Road
Barnton Northwich

Offers in region of
£140,000



Accommodation

Dining Room/Sitting Room 14' 1" x 12' 2" (4.3m x 3.7m)

Lounge 11' 10" x 12' 2" (3.6m x 3.7m)

Kitchen 9' 11" x 6' 11" (3.01m x 2.1m)

First Floor Landing

Bedroom One 10' 10" x 12' 2" (3.31m x 3.7m)

Bedroom Two 11' 10" x 9' 2" (3.6m x 2.8m)

Bathroom/WC 10' 2" x 6' 11" (3.1m x 2.1m)

Loft Room





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

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

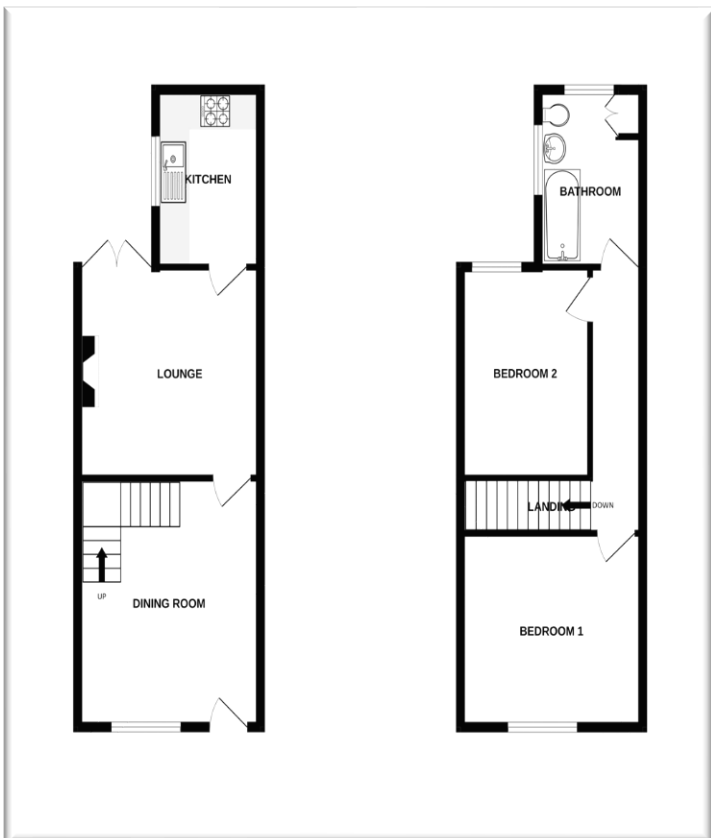
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*"Put your property
in our hands..."*





The Fox's Insight

- Tenure - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter), Main Sewer
- Council Tax Banding - B
- Parking - Street Parking

Directions

Proceed out of Northwich along the (A533) Winnington Lane. Continue up the hill and straight across two sets of traffic lights and over the swing bridge turning left onto Runcorn Road at the junction with Soot Hill. Proceed up the hill towards Barnton carry on along Runcorn Road and 89 is located on the left hand side identified 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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