



- **Pavement Fronted Mid Terrace**
- **Renovated to Excellent Standard**
- **Modern Fitted Kitchen**
- **Outstanding Four Piece Bathroom**
- **Two Reception Rooms**
- **Generous South Facing Garden**
- **Walk in Ready**
- **Close to Town Centre / Train Station**



SPACIOUS PAVEMENT FRONTED MID TERRACE - RENOVATED TO EXCELLENT STANDARD - TWO BEDROOMS - NO CHAIN ...
Royal Fox Estates are pleased to offer this traditional mid terrace home that has undergone a comprehensive raft of improvement and refurbishment by the current vendors, offering a walk in ready home to be enjoyed immediately with modern fixtures and fittings throughout, completed to an impressive standard.

ACCOMMODATION: The property comprises of .. to the ground floor: lounge, dining room and a modern galley kitchen with built in appliances. Quality natural oak laminate flooring is fitted all the way through. To the first floor are two bedrooms & an impressive, modern four piece bathroom/WC with quality fitted appliances and walk in shower unit.

OUTSIDE: To the rear of the property is a generously sized SOUTH FACING rear garden. The rear gate providing shared access round to the front of the property.

LOCATION: The home is within walking distance of Northwich Town Centre, as well as Tesco Superstore & Northwich train station. Good access is afforded to the A556 through Rudheath leading onto the M6 & M56 motorway networks putting nearby cities within easy reach.





Property Info:

- *Approx Square Footage - 789 - (74.1 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: D*
- *Council Band: A*
- *Mains Connected: Electric, Gas, Water, Sewage*
- *Parking Arrangements: On Street*

Accommodation

Lounge 11' 3" x 13' 6" (3.43m x 4.12m)

Dining Room 11' 8" x 13' 6" (3.56m x 4.12m)

Kitchen 16' 1" x 8' 5" (4.91m x 2.57m)

Landing

Bedroom One 9' 9" x 13' 6" (2.98m x 4.12m)

Bedroom Two 9' 1" x 8' 8" (2.78m x 2.64m)

Bathroom/WC 14' 3" x 9' 5" (4.34m x 2.88m)





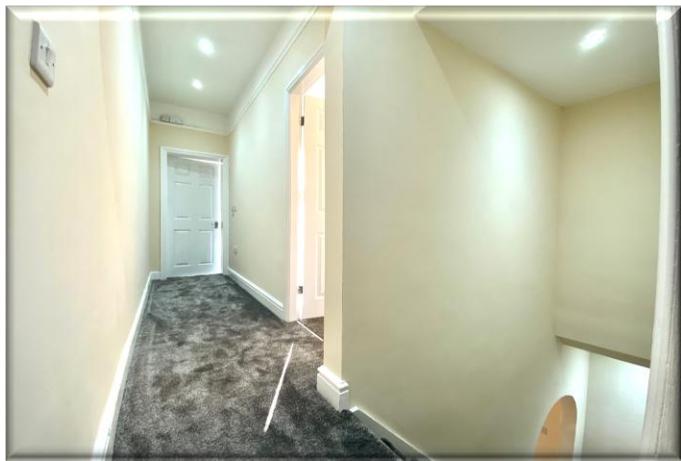
***“Ultimate Estate
Agency....From The Fox”***

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk





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





The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: A
- Parking Arrangements: On Street

Directions

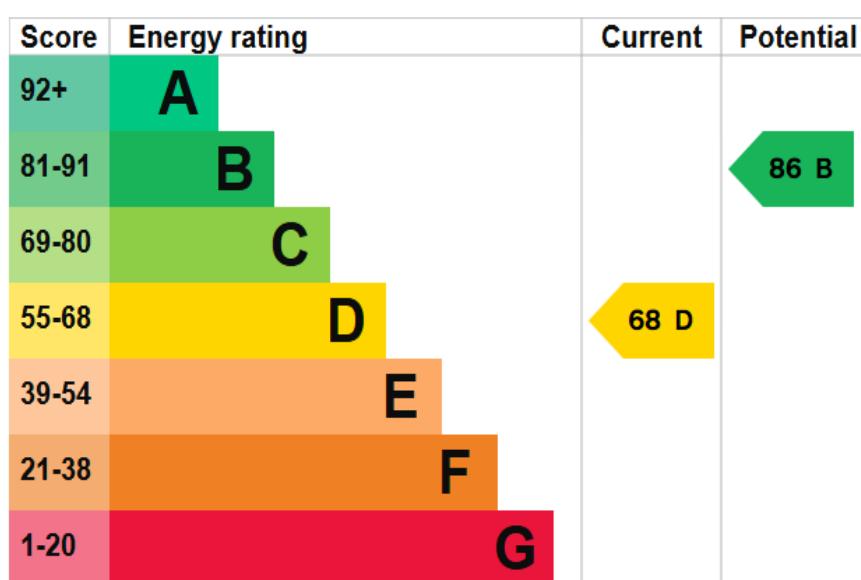
From Northwich leave along the B5082 Station Road which becomes Middlewich Road. Proceed towards Rudheath turning left into Verdin Street and number 7 is found on the right hand side.

***"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 graph shows this property's current and potential energy rating.