



ROYAL FOX

... ultimate estate agency

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- **Beautifully Appointed Semi**
- **Four Bedrooms**
- **Three Storey Accommodation**
- **Open Aspect Views**
- **Two Car Driveway**
- **Gas Central Heating**
- **No Through Traffic**
- **Private Rear Garden**
- **Neutral Decoration**



LOOKING FOR A SPACIOUS/FLEXIBLE FAMILY HOME ? - EXTREMELY WELL PRESENTED MODERN SEMI DETACHED - THREE FLOOR ACCOMMODATION - FOUR BEDROOMS - OPEN ASPECT VIEWS..... Royal Fox Estates are very pleased to bring to the open market **WITH NO ONWARD CHAIN** this semi detached house of modern design that provides gas fired central heating (combination system) ,UPVC double glazed windows and is decorated in neutral tones throughout. The property retains the remainder of the NHBC.

ACCOMMODATION - The stylish accommodation comprises briefly: reception hallway, bedroom four/study, guest WC, spacious dining room open plan to the modern and contemporary kitchen that provides built in appliances, access to the rear garden is afforded from this space. To the first floor you will find the lounge, main bedroom and en-suite. To the second floor are two further generous bedrooms and a combined bathroom/WC.

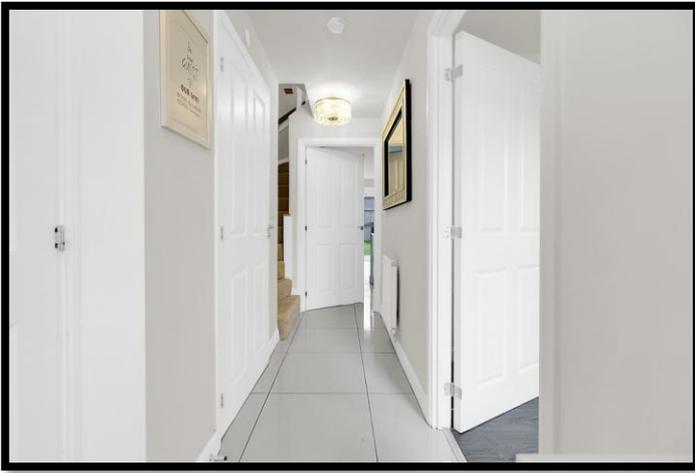
OUTSIDE - No. 41 benefits from a two car driveway to the front, far reaching open aspect views and a private enclosed rear garden.

LOCATION - Situated within a modern and highly sought after residential development built by Barratt Homes the property is situated close to the A556 allowing easy access for onward commutes and the local motorway network.



**41 Aire Drive
Northwich**

**Guide Price
£285,000**



Property Information

- *Approx. Sq Ft - 1052.7 (97.7 Sq m)*
- *Freehold*
- *Council Band – C*
- *EPC Rating - B*
- *Services - Mains - Gas - Electric - Water - Sewer*
- *Parking Arrangements - Two Car Driveway*

Accommodation

Reception Hallway

Guest WC

Bedroom Four/Study 8' 11" x 6' 0" (2.73m x 1.84m)

Kitchen/Diner 20' 0" x 12' 10" (6.10m x 3.91m)

First Floor

Lounge 11' 7" x 12' 10" (3.52m x 3.90m)

Bedroom One 10' 2" x 12' 10" (3.10m x 3.90m)

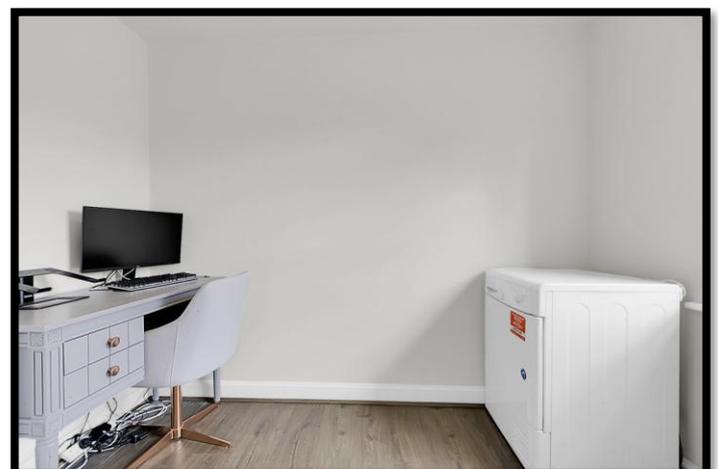
En-Suite 7' 1" x 5' 1" (2.15m x 1.55m)

Second Floor

Bedroom Two 11' 5" x 12' 10" (3.48m x 3.90m)

Bedroom Three 8' 11" x 12' 10" (2.72m x 3.90m)

Bathroom/WC 6' 4" x 5' 11" (1.94m x 1.80m)





*“Put your property
in our hands...”*

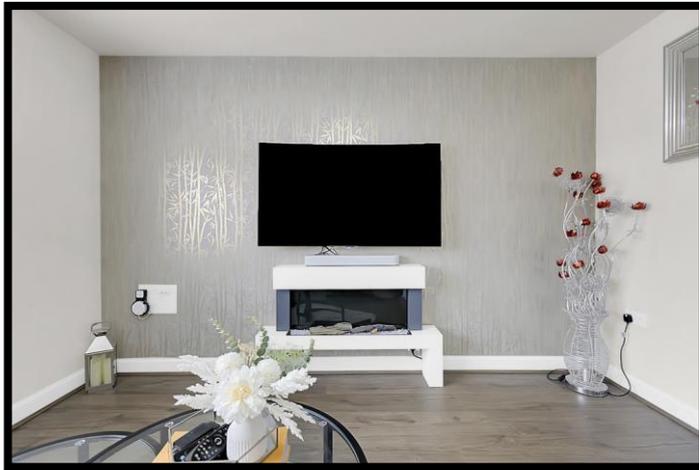


*“Ultimate Estate
Agency....From The Fox”*

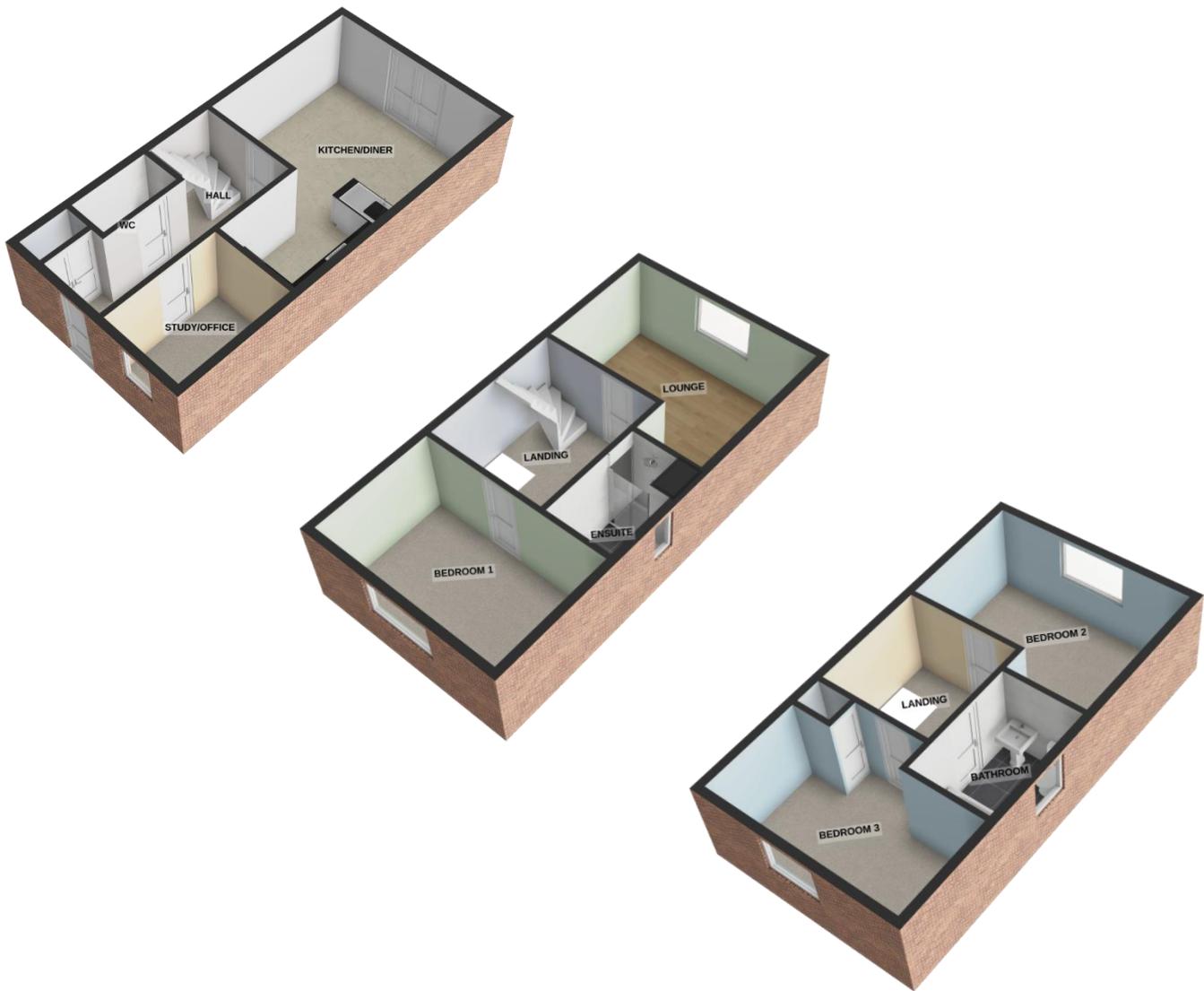
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Leaving the A556 onto Shipbrook Road turn first right onto Lune Crescent follow round to the left turning right onto Aire Drive, proceed to the bottom and turn left. No. 41 is located on the left hand side.

“Call The Fox NOW for your FREE valuation”



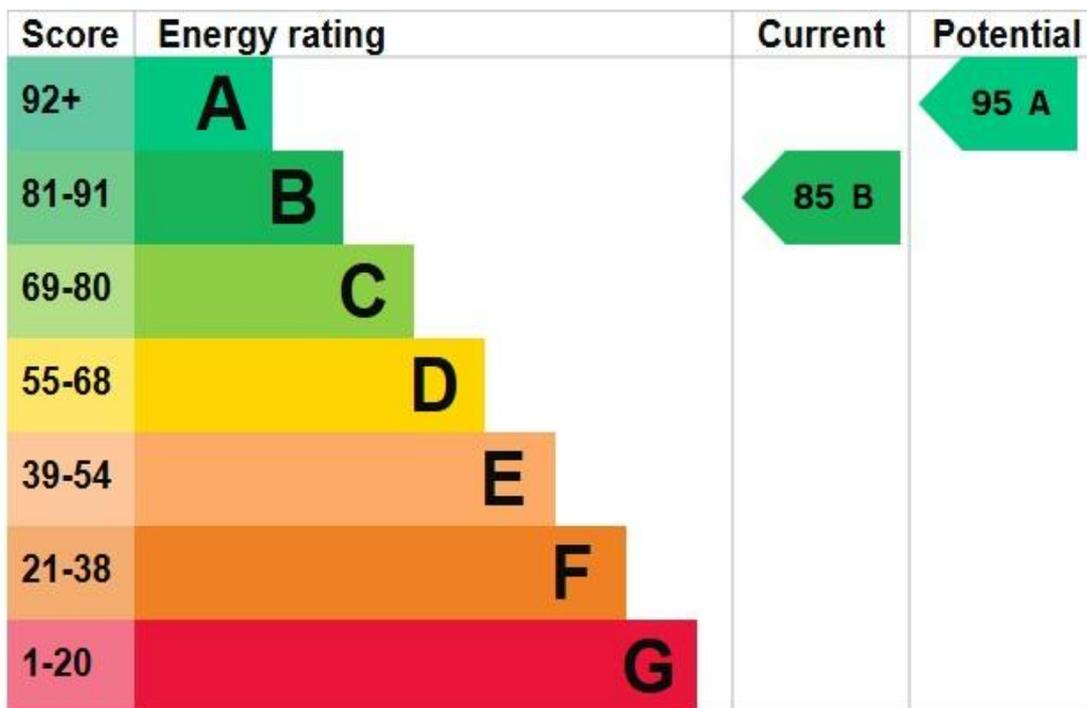
IMPORTANT NOTE:

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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 - C
- Parking Arrangements - Driveway



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

