



ROYAL FOX

... ultimate estate agency

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- **Modern Detached Home**
- **Four Double Bedrooms**
- **Ideal Family Purchase**
- **Many Barratt - Upgrades**
- **Integral Single Garage**
- **Small Select Development**
- **Driveway & Gardens**
- **Gas Central Heating**
- **UPVC Double Glazed**



FREEHOLD PROPERTY - MODERN DETACHED HOME - IDEAL YOUNG FAMILY PURCHASE - SMALL ATTRACTIVE DEVELOPMENT - FOUR BEDROOMS - INTEGRAL GARAGE - OFFERED WITH NO ONGOING CHAIN.....

Royal Fox Estates are very pleased to offer to the open market this well presented modern family home offering four bedroom accommodation featuring, gas fired central heating, Upvc double glazed windows and a integral single garage.

ACCOMMODATION - Comprising briefly : entrance hall, spacious lounge, modern and contemporary open plan family kitchen with BUILT IN APPLIANCES, utility, guest WC, integral, single garage four generous first floor bedroom, en-suite shower room/WC and fitted robes to the main bedroom and a family bathroom/WC.

OWNERS COMMENTS - The property built by 'Barratt Homes' offers many upgrades and these include, premium floor upgrade to the hall, spot lights to lounge, under unit lights to kitchen, tiling to both kitchen and guest WC and fitted shutters to living room. We love the size of all the bedrooms, each has space for wardrobes, Barratt upgrades include, fitted robes to the main bedroom, main bedroom and bedroom three have premium flooring, both the en-suite and family bathroom have full height wall tiling.

OUTSIDE - To the front of the property is a driveway for two vehicles leading to the single garage. Side pathway affords access to the well maintained private rear garden. The rear garden has a double outside plug and the garage also has a double power socket.

LOCATION - The property enjoys a prime position within a small select residential development. Family friendly with excellent access to local amenities, schools and local facilities. For the commuter easy access is afforded to the A556 with onward links to the local motorway network.



**5 Medlock Street
Rudheath Northwich**

£375,000



Property Information

- *Approx. Sq Ft - 1002 - Sq M - 96.4*
- *Freehold*
- *Maintenance Charge - £194.00 p.a. – Carried Out By Trust Green*
- *Council Band - D*
- *EPC Rating - B*
- *Services - Mains - Gas - Electric - Water (Meter) - Sewer*
- *Parking - Double Width Driveway - Single Garage*

Accommodation

Entrance Hall

Lounge 14' 6" x 12' 0" (4.42m x 3.66m)

Kitchen/Diner 9' 6" x 19' 0" (2.9m x 5.79m)

Utility 7' 0" x 4' 8" (2.13m x 1.42m)

Guest WC

Garage

First Floor Landing

Bedroom One 12' 0" x 11' 2" (3.66m x 3.4m)

En-Suite 7' 3" x 3' 9" (2.21m x 1.14m)

Bedroom Two 12' 8" x 9' 7" (3.86m x 2.92m)

Bedroom Three 12' 8" x 9' 7" (3.86m x 2.92m)

Bedroom Four 11' 4" x 9' 5" (3.45m x 2.87m)

Family Bathroom/WC 6' 0" x 6' 2" (1.83m x 1.88m)





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



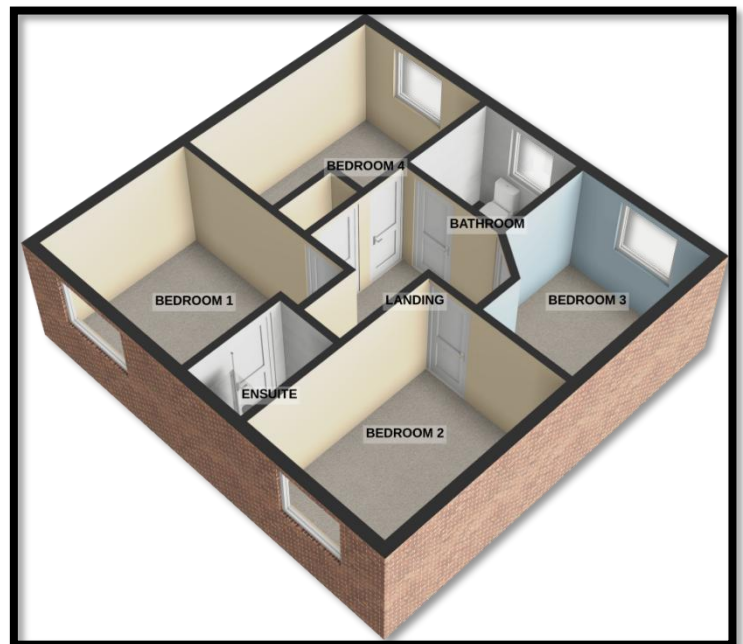
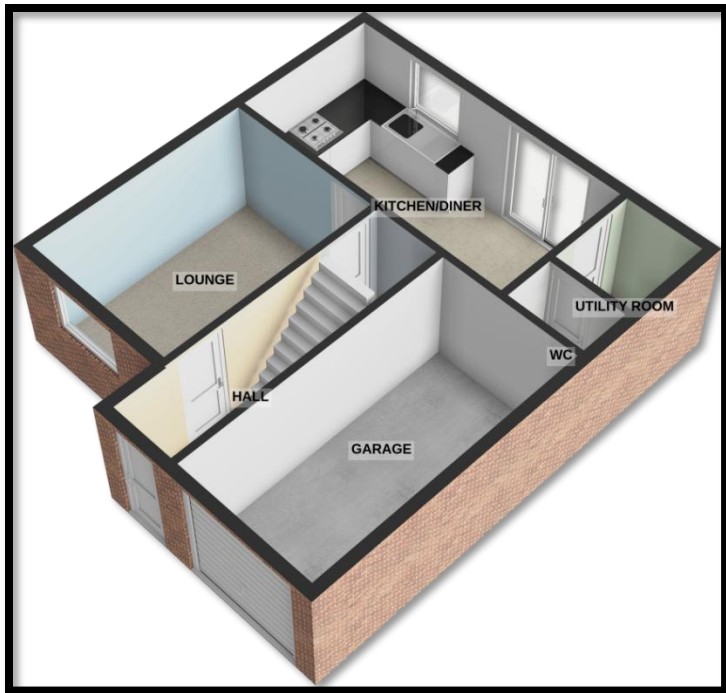
*"Ultimate Estate
Agency....From The Fox"*

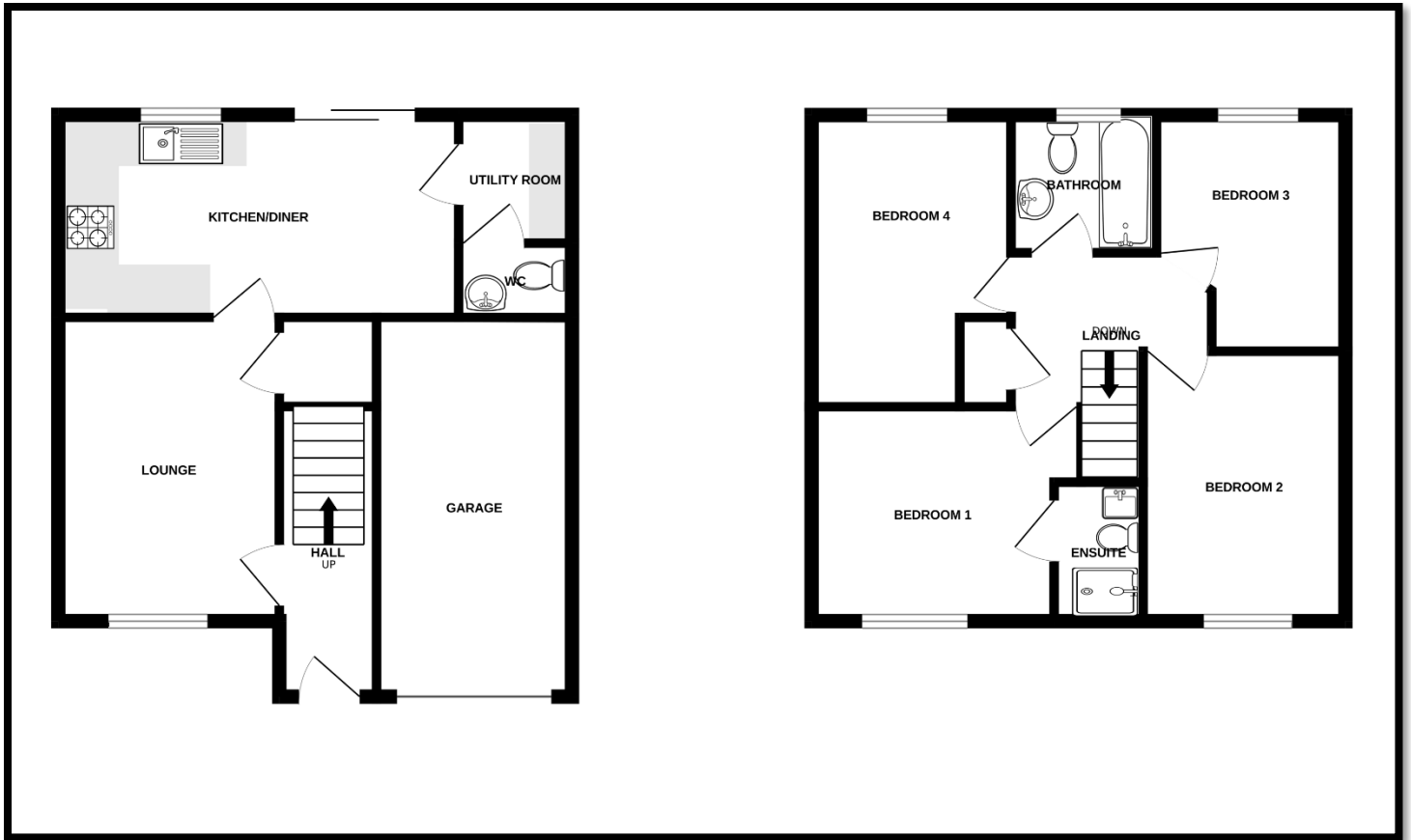
Viewings : Northwich Office
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Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich leave along Chester Way in the general direction of Northwich Railway Station. At the roundabout turn right onto Station Road. Proceed straight on at the traffic lights onto Middlewich Road. Turn right onto Shipbrook Road proceed straight on passing Gadbrook Road and continue over the bridge, turn left onto Dane Road and turn left again onto Medlock Street, number 5 is located on the left 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 - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter), Main Sewer
- Council Tax Banding - D
- Parking Arrangements - Single Garage & Driveway



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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