



ROYAL FOX

... ultimate estate agency

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- 25% Shared Ownership
- Rent £476.49 Per Month
- Modern Semi Detached
- Three Bedrooms
- Two Parking Spaces
- No Through Road
- Gas Central Heating
- One Vision Housing
- UPVC Double Glazing



ATTENTION FIRST TIME BUYERS - SHARED OWNERSHIP - 25% - SUPERB OPPORTUNITY FOR A FIRST HOME - THREE BEDROOMS - TWO PARKING SPACES - CONVEINENT LOCATION - EXTREMELY WELL PRESENTED THROUGHOUT.....

Royal Fox are very pleased to bring to the market this semi-detached house of modem design that provides three-bedroom accommodation. The property is offered for sale with a 25% shared ownership scheme with 'One Vision Housing'.

FEATURES - The Property Benefits from Gas Fired Central Heating (Combination System)- UPVC Double Glazed Windows - Two Car Parking - No Through Road - Excellent Access To A556.....



**12 Salary Row
Lostock Gralam Northwich**

Shared Ownership

£58,750



ACCOMMODATION - Comprising briefly: entrance hall, guest WC, lounge, modern fitted dining kitchen with built in appliances. Three first floor bedrooms and a modern combined bathroom/WC.

OUTSIDE - To the front are two car parking spaces, to the rear is a private enclosed garden, laid to lawn with a raised timber decked patio area and timber garden shed.

LOCATION - Lostock Gralam offers commuters seamless transport links to nearby major cities via the A556 to the M56 & M6 motorway networks. There is a train station & a good range of amenities within the village. Northwich Town Center is less than a ten minute drive away & has an extensive range of shops, supermarkets & multi screen Odeon cinema.

PROPERTY INFORMATION

- Leasehold
- Length of Lease -
- Rent Payable - £476.49 per month - will include ground rent and buildings insurance - (October 2026)
- Service Charge - £692.76 per year - (October 2026)
- Services - Mains - Gas - Electric - Water - (Meter) – Sewer
- Parking - Two Private Spaces



Accommodation

Entrance Hall 6' 9" x 3' 6" (2.06m x 1.06m)

Guest WC 6' 9" x 3' 2" (2.06m x 0.96m)

Lounge 13' 7" x 15' 0" (4.15m x 4.57m)

Dining Kitchen 9' 3" x 15' 0" (2.83m x 4.57m)

First Floor Landing

Bedroom One 12' 2" x 8' 5" (3.72m x 2.56m)

Bedroom Two 10' 8" x 8' 5" (3.25m x 2.56m)

Bedroom Three 6' 8" x 6' 7" (2.02m x 2m)

Bathroom/WC 6' 4" x 6' 8" (1.94m x 2.02m)



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



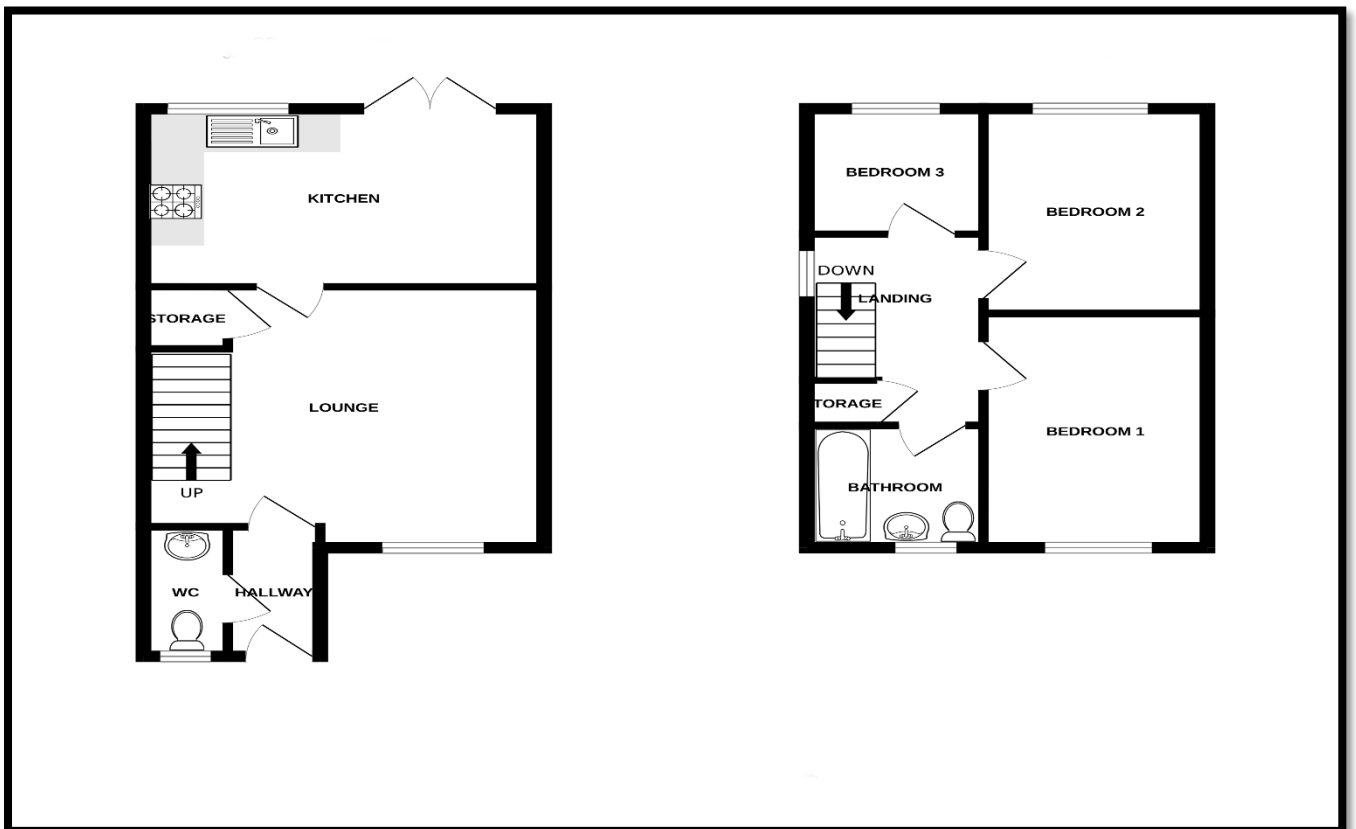
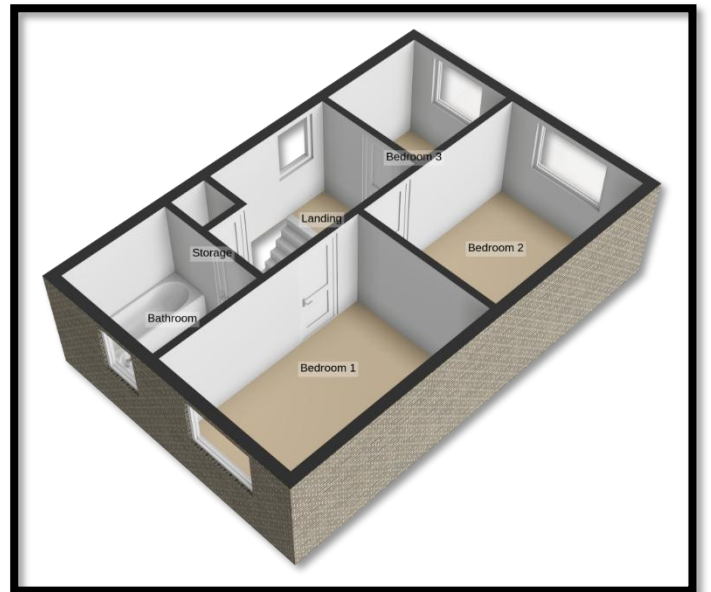
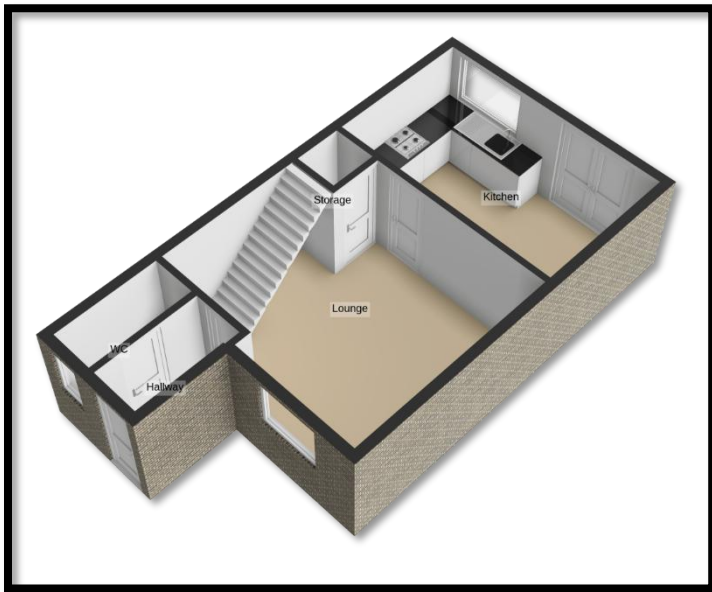
*"Ultimate Estate
Agency....From The Fox"*

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

e: info@royalfox.co.uk







Directions

From Northwich leave along A559 Chester Way, at the roundabout take the third exit and proceed onto the A559 Manchester Road. After approx 1.75 miles at the junction with Station Road, proceed straight on through the traffic lights and turn right at the next set of lights into Cheshire Limes. At the roundabout take the right turning onto Cheshire Avenue towards the new housing development turning first left into Wells Avenue and turn left into Boseley Way and left into Salary Row.

***“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 - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water (Meter) Main Sewer
- Council Tax Banding - B
- Parking Arrangements - Driveway (Two Car Parking)

Energy Performance Certificate



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Dwelling type: Semi-detached house

Date of assessment: 23 April 2012

Date of certificate: 24 April 2012

Reference number: 8100-8779-0729-3026-7423

Type of assessment: RdSAP, existing dwelling

Total floor area: 66 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 energy savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£996 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 fridges, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

Less energy efficient • higher running costs

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.

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