



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- Semi Detached True Bungalow
- 2/3 Bedrooms
- Impressive Plot
- Large Expansive Gardens
- Backing onto Fields/Farmland
- Extended to Side
- Long Driveway & Detached Garage
- Ample Scope to Extend/Add Value
- Cul-De-Sac Location



SEMI DETACHED TRUE BUNGALOW - OUTSTANDING PLOT - LARGE GARDENS BACKING ONTO FARMLAND - LONG DRIVE & GARAGE - AMPLE SCOPE TO ADD VALUE ...

Royal Fox Estates are delighted to offer this very well cared for, extended semi detached true bungalow offering spacious and versatile accommodation. Sitting on an enviable plot at the end of a quiet cul-de-sac with expansive, nurtured gardens backing onto farmland - this home can certainly boast having one of the quietest and most tranquil spots whilst remaining close to the centre of Cuddington Village. In addition is the multitude of scope and possibilities to add further value to this great property.



**13 Mayfield Grove
Cuddington Northwich**

**Guide Price
£340,000**



ACCOMMODATION: Comprising of ... Entrance Hall, breakfast kitchen & four-piece bathroom with large walk-in shower unit. There is the option of having three double bedrooms or two with an additional reception/dining room depending on preference. The extended accommodation comprises a small conservatory/hall leading to a large living room/lounge with large, bright sliding doors leading out to the garden.

OUTSIDE: To the front are gardens & a long driveway suitable for up to four vehicles & detached single garage. At the rear are multiple paved courtyard areas off the conservatory and behind the garage getting plenty of sun into the afternoon/evenings. As mentioned, the fabulous rear garden is beautifully maintained and far reaching whilst also offering excellent privacy, backing onto farmland at the rear.

LOCATION: 'The Spinney' as mentioned sits at the end of a quiet cul-de-sac consisting of a small number of homes. Within walking distance are a number of local shops & amenities including convenience store, Chatwins Bakery & White Barn public house, as well as the village's railway station. (Chester/Manchester line) Excellent access is provided via the A49 out to the motorway networks (M6 & M56) for commuters. the town centre of Northwich is a short (5-10 minute) drive away offering a wide range of national chains, independent outlets and almost all the major supermarkets.

Property Information:

- Approx Sq. Footage - 1164 (108.1 Sq m)
- Tenure: Freehold
- EPC Rating: D
- Council Band: D
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Driveway & Garage

Entrance Hall 11' 5" x 7' 4" (3.47m x 2.23m)

Rear Lounge 13' 1" x 18' 4" (4m x 5.58m)

Kitchen 12' 6" x 11' 8" (3.8m x 3.56m)

Rear Hall / Conservatory 5' 1" x 10' 8" (1.54m x 3.24m)

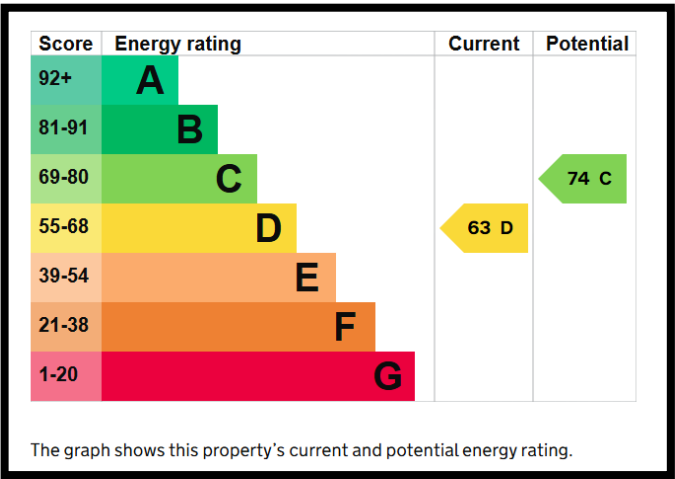
Bedroom One / Dining Room 12' 4" x 13' 11" (3.76m x 4.23m)

Bedroom Two 14' 2" x 10' 8" (4.31m x 3.24m)

Bedroom Three 9' 11" x 10' 2" (3.03m x 3.09m)

Bathroom/WC 7' 10" x 7' 5" (2.4m x 2.27m)

Garage 21' 9" x 9' 3" (6.62m x 2.81m)











Directions

From Warrington Road approaching the crossroads, turn left onto Glebe Road. Continue to the end turning right onto Mayfield Drive. Then take the first left onto Mayfield Grove. No. 13 is located at the bottom of the cul-de-sac

***“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 No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: D
- Parking Arrangements: Driveway & Garage



