



Foxes Fold, Northwich CW8 4XF

welcome to

Foxes Fold, Northwich

A modern detached Bungalow found within a highly sought after development ideally located within a short distance to Northwich town centre and all of its amenities. Set in an enviable cul de sac location the property comes to the market with the added benefit of NO ONWARD CHAIN.



Entrance Hall**Living Room**

15' 7" x 11' 3" (4.75m x 3.43m)

Inner Hallway**Dining Room**

9' 8" x 7' 1" (2.95m x 2.16m)

Kitchen

11' 5" x 7' 10" (3.48m x 2.39m)

Bedroom One

12' 9" x 9' 8" (3.89m x 2.95m)

Bedroom Two

9' 8" x 9' 3" (2.95m x 2.82m)

Shower Room

7' 1" x 6' 2" (2.16m x 1.88m)

Agents Notes:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



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Foxes Fold, Northwich

- Detached modern Bungalow
- Superb enviable location
- Ideally located within a short distance to Northwich amenities
- Added benefit of NO ONWARD CHAIN
- A must see popular property book an early viewing

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT107593 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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