



55 WALKER ROAD,
NORTHWICH, CW8 4UD

£300,000



Welcome to 55 Walker Road, a beautifully modernised and spacious family home, proudly presented by Vincent James Estate Agents. This exceptional property boasts a range of standout features, including generous living spaces, a detached garage, and a private parking space. However, the true highlight is the stunning balcony off the master suite, offering picturesque views over the village.

Inside, the inviting lounge flows seamlessly into the stylish kitchen-diner, with a convenient WC completing the ground floor. On the first floor, you'll find a well-proportioned family bedroom alongside two further impressive bedrooms. Ascending to the top floor, the luxurious master suite awaits, complete with its own en-suite and, of course, access to the showstopping balcony.

Homes of this calibre are rare—don't miss your chance to view! Book your appointment today.

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Entrance Vestibule

Accessed via the Front Entrance Door, providing an access point to the Lounge and the first floor landing. A radiator adorns the walls, with carpet underfoot.

Modern Media Lounge



This fantastic space is accompanied by its bespoke media panelling and modern theme throughout. With wood effect flooring, a storage cupboard and a radiator to the wall. The space is complemented by two double glazed windows to the front and side elevation. Provides access to the Kitchen Diner.

Kitchen Diner



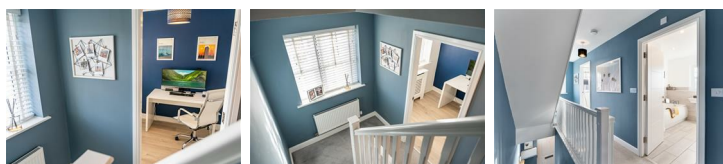
Fitted with a range of wall, drawer and base units with worksurfaces above. With tiled floors and partly tiled walls. Inset oven with four ring hob and hood above. Integral Fridge Freezer, Dishwasher and Washing Machine. With a double glazed window to the rear elevation, and French Doors to the rear garden. Providing access to the Downstairs WC. Inset spotlights.

Downstairs WC



Low level WC, Hand wash basin and splashback. Radiator to the wall.

First Floor Landing



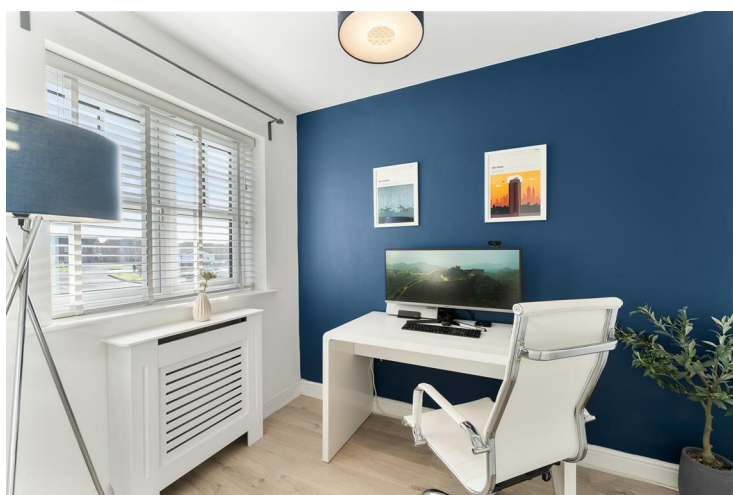
Carpeted, providing access to bedroom two and three, and the spacious family bathroom. A radiator adorns the wall, with a double glazed window to the front aspect of the home.

Bedroom Two



With two double glazed windows to the rear elevation, wood effect flooring and a radiator to the wall.

Bedroom Three



With wood effect flooring, a double glazed window to the front of the home, storage cupboard and a radiator.

Family Bathroom



This spacious bathroom is accompanied by a panelled bathtub, shower cubicle, low level WC, hand wash basin, partly tiled walls and a radiator. A double glazed frosted window sits to the side aspect of the home.

Master Suite



This fantastic space is accompanied by a bedroom, en-suite and a balcony. There is a wall mounted TV point, alongside a radiator, and a double glazed window to the side aspect of the home.

En-Suite



With wood effect flooring, radiator, shower cubicle, low level WC, hand wash basin and a storage cupboard. Partly tiled walls. Double glazed frosted window to the rear elevation.

Garage



With power and a light.

Externally



With a landscaped rear garden, with brick walling. Access door to the side aspect of the home.

Surrounding Area



Winington Village offers excellent travel links, ideal for commuters and travelers. It's well-connected by road with easy access to the A556, leading to the M6 and M56 motorways for convenient routes to Manchester, Liverpool, and Chester. Public transport includes regular train services from Northwich Railway Station to Manchester and Chester, and local bus services provide connectivity within Northwich and surrounding areas. Additionally, Manchester Airport and Liverpool John Lennon Airport are within a reasonable driving distance, enhancing accessibility and convenience. On the village, you can find various amenities including; Co-op supermarket, Dominos Pizza, a nursery, a veterinary practice and many more!

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: Approximately £7.54 per month

Service Charge Review Period: Per Annum

Council Tax Band: D

Anti Money Laundering

Please note that once an offer is accepted on any of our properties, a chargeable Anti-Money Laundering check will be required. For further details and applicable charges, please contact a member of our team.

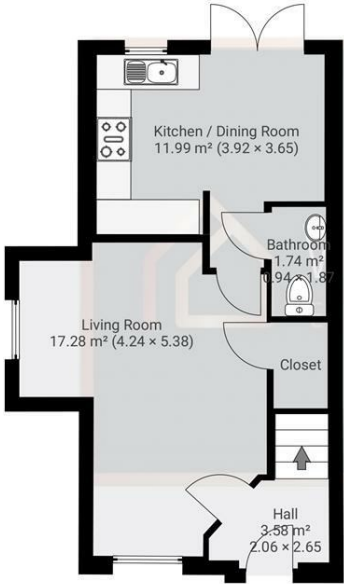


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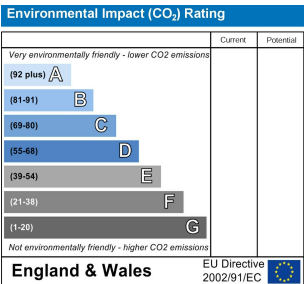
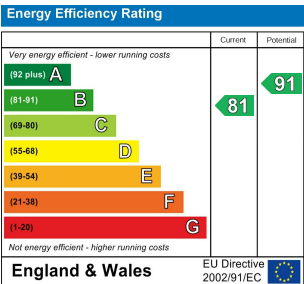
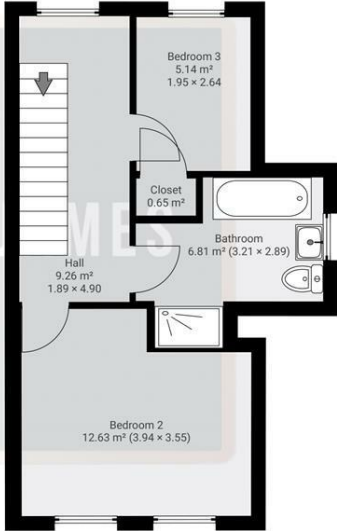
DETAILS
Total area: 97.93 m²
Living area: 97.93 m²
Floors: 3
Rooms: 14

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▼ **Ground Floor** TOTAL AREA: 35.93 m² • LIVING AREA: 35.93 m² • ROOMS: 5



▼ **1st Floor** TOTAL AREA: 34.48 m² • LIVING AREA: 34.48 m² • ROOMS: 5



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87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK