



Walker Road, Winnington Village, Northwich CW8 4UB

£340,000

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A smartly presented four bedroom detached home, occupying a favourable position within Winnington Village, tucked away off the road on a small cul-de-sac within a short walk from a parade of shops and local amenities. The property offers balanced high specification accommodation, a south-facing garden, parking for two to three cars and a garage.

Winnington Village is a modern residential development located to the north west of Northwich in the Weaver Valley. Within the development close by there is a parade of shops which include a well-stocked Co-Op store for day to day necessities, and the larger shopping centre of Northwich is only 3 minutes by car (or a 25 minute walk).

Northwich is an old market town located in the heart of mid Cheshire. The town offers a fantastic strategic location for Northwest commuters with easy access onto the A49 and A556 which provide easy routes to the commercial centres of Chester, Warrington & Altrincham. Junction 10 of the M6 motorway network is only 10 minutes' drive and there are several train stations in and around the town with excellent connections to Chester and Manchester at Northwich and Greenbank Stations and London and Liverpool via Hartford and Acton Bridge. There are several large stores including a Waitrose Store located on the river embankment and the Barons Quay leisure and retail quarter includes a multi-screen cinema and Asda supermarket, as well as several larger national chain stores and independent boutiques.

Memorial Court, in the heart of Northwich has two swimming pools and a large gym. There is also a choice of excellent local schools in both the state and private sectors. Within only a few minutes' drive Anderton Nature Park and Marbury Country Park provide wonderful green spaces for those seeking an outdoor lifestyle and both the Trent and Mersey Canal and the River Weaver can be accessed from the town.





Inside the house, a small reception hall leads into a good-sized sitting room with an attractive bay window overlooking the front and double doors which lead to the dining kitchen. The dining room and kitchen extends across the rear of the house with a window and French doors that lead to a south facing landscaped garden. White oak effect flooring runs throughout the ground floor accommodation, which also includes a utility and downstairs toilet which are both accessed from the kitchen.

The kitchen area is fitted with a matching range of white gloss cabinets with contrasting worktops, incorporating a one and a half bowl single drainer sink unit and a four ring gas hob with a stainless steel splashback and matching canopy cooker hood above. There is a built-in double oven, fridge freezer and a slimline dishwasher.

The utility room is fitted with cabinets matching to the kitchen, including a single drainer sink unit and with space and plumbing for a washing machine. There is a door which leads to a side access and a window to the rear. The downstairs toilet is fitted with modern white sanitary-ware with the addition of a large, stainless steel towel radiator.





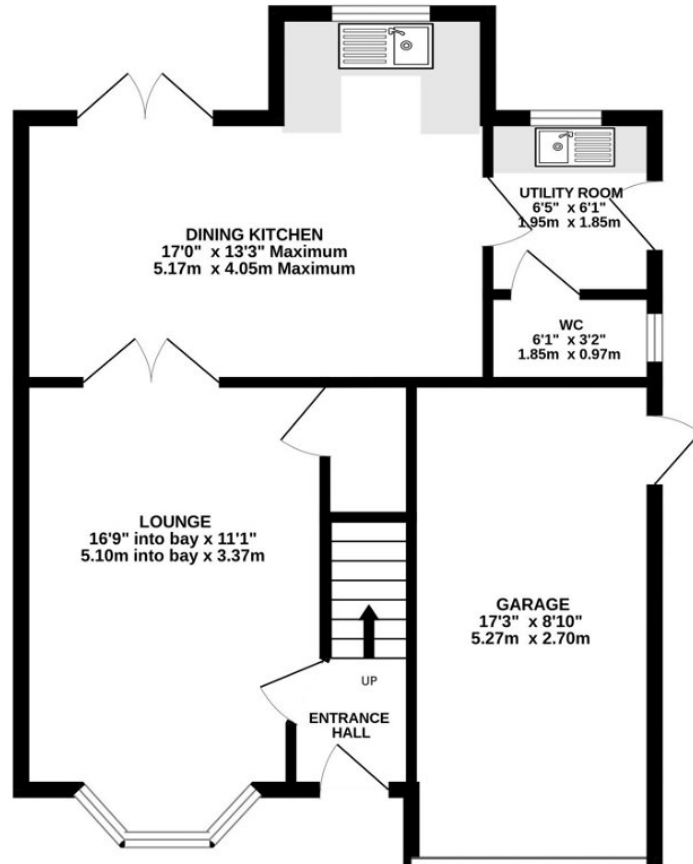
On the first-floor level a generous central landing with loft access leads into all four of the bedrooms which include a wonderful master bedroom suite with high, partially vaulted ceilings and a feature arched window overlooking the front. There is a large bank of built-in wardrobes, and dark green painted panelling to one wall which enhances the stylish modern interior décor. The en-suite bathroom is finished in clean white tiles and comprises a generous shower enclosure with a thermostatic mixer shower, a pedestal wash basin and a low-level WC, chrome ladder towel radiator and a wall fixed mirror fronted medicine cabinet.

The three remaining bedrooms are all good proportions including another good size double bedroom with a front facing window and a built-in cupboard housing the pressurised hot water cylinder. The two bedrooms at the rear house enjoy pleasant views over the gardens and all share the use of a stylish family bathroom fitted with a three-piece suite comprising a panel bath with a mixer tap and thermostatic mixer shower, a low-level WC, a pedestal wash basin and chrome ladder towel radiator.

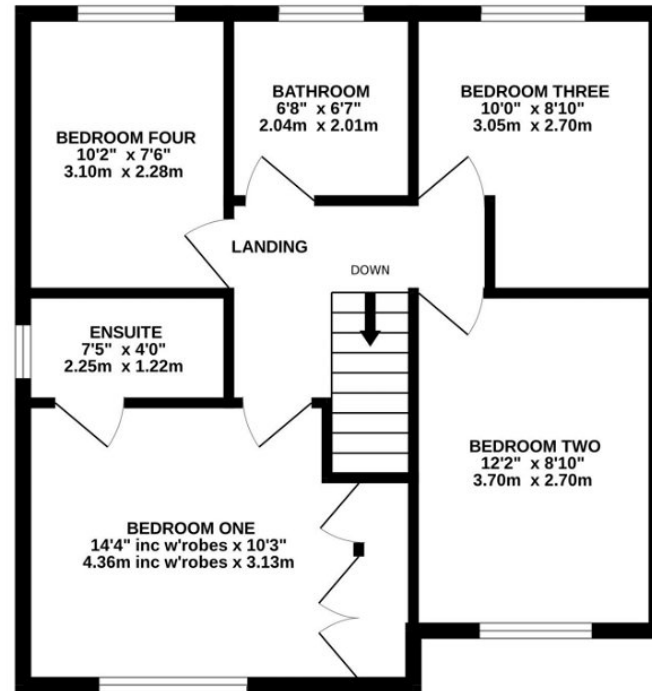
Externally to the front of the property is a wide driveway providing parking spaces for 2 to 3 cars in addition to the integral garage. The rear garden is enclosed to all sides by tall panel fencing and has been landscaped with a flat lawn at its centre, attractive stone flagged patios and connecting pathways plus a Pergola and a wealth of planting in raised retained beds.



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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