



Wright Marshall
Estate Agents

42 WALKER ROAD, WINNINGTON VILLAGE,
NORTHWICH CW8 4UD

OFFERS IN THE REGION OF £240,000



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*****VIDEO TOUR AVAILABLE***** THREE BEDROOM, CHAIN FREE, SEMI-DETACHED property located on Walker Road in highly sought after Winnington Village. Developed by Taylor Wimpey this light and spacious property has been well kept throughout. Particular mention must be made of the karndean flooring throughout the property and the installation of cat 6 ethernet cabling and surround sound throughout the property, ideal for remote working and entertaining friends and family.

Accommodation boasts a spacious driveway for two vehicles with side access to the rear of the property. A spacious entrance hallway through lounge with fitted storage units, in keeping with the light karndean flooring throughout the downstairs. A spacious understairs storage cupboard can be found, perfect for coats and shoes, followed by the downstairs WC and then the spacious kitchen/dining room with two double glazed windows and french doors leading to the south easterly facing rear garden, flooding the room with natural light throughout the day. The kitchen includes fitted appliances including a Zanussi dishwasher, washer dryer, a double AEG oven and an American style fridge freezer. The rear garden is partly blocked paved, partly lawned, with raised decking to the rear, where a fitted hot tub can be found. Two double bedrooms and a spacious single bedroom can be found upstairs, followed by a three piece family bathroom and a spacious en-suite shower room.

Tenure

This property is leasehold with an original 250 year lease, with 244 years left remaining. The ground rent is £295 per annum and fluctuates relative to RPI and the service charge is £117.44 per annum.

Externally

Driveway for two vehicles, one wall mounted external light point, space for bins, gas and electric meters and side gate leading to the rear aspect. Partly lawned, partly tiled and partly decked south east facing rear garden with built in hot tub to the rear aspect.

Entrance Hallway

Entered via a glass panelled timber door, karndean flooring, single radiator, stairs leading to landing, wall mounted alarm panel, double glazed window to the side aspect and door leading to lounge.

Lounge

14'6 x 11'10 (4.42m x 3.61m)

Karndean flooring, single radiator, large double glazed window to the front aspect, TV aerial point and one ceiling light point.

WC

Karndean flooring, single radiator, toilet, sink with vanity storage beneath, ceiling mounted extractor fan and one ceiling light point.

Kitchen/Dining Room

9'4 x 15'4 (2.84m x 4.67m)

Karndean flooring, low-level and eye-level units with oak effect tops, wall mounted combi boiler, tiled splashbacks integrated Zanussi dishwasher, Zanussi washer dryer, sink with drainer, double AEG oven, gas hob and extractor fan and an integrated fridge freezer. Two double glazed windows to the rear aspect, French doors leading to the rear garden and six ceiling spotlights.

Landing

Single radiator, double glazed window to the side aspect and loft hatch.

Bedroom One

5'11 x 8'8 (1.80m x 2.64m)

Single radiator, large double glazed window to the front aspect, built-in triple wardrobes, TV aerial point and door leading to the en-suite shower room.

En-Suite Shower Room

Tiled flooring, single radiator, walk-in electric shower cubicle, floor to ceiling tiles, toilet, sink, frosted double glazed window to the front aspect, ceiling mounted extractor fan and three ceiling light points.

Family Bathroom

Tiled flooring, bath with power shower over, floor to ceiling tiles, toilet, sink, heated towel rail, ceiling mounted extractor fan and four ceiling spotlights.

Bedroom Two

10'8 x 8'8 (3.25m x 2.64m)

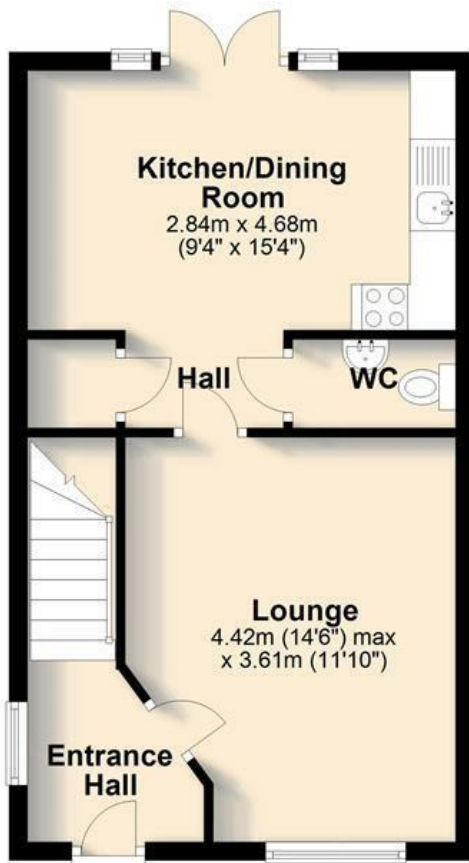
Single radiator, large double glazed window to the rear aspect and one ceiling light point.

Bedroom Three

10'8 x 6'4 (3.25m x 1.93m)

Single radiator, large double glazed window to the rear aspect, TV aerial point and one ceiling light point.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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