



# ROYAL FOX

... ultimate estate agency

[www.royalfox.co.uk](http://www.royalfox.co.uk)

- Immaculate Former Show Home
- Detached Four Bed
- Fabulous Open Living Kitchen
- En-Suite & Guest WC
- Two Car Driveway
- Single Garage
- Dual Aspect Lounge
- Utility Room
- Popular Residential Area



## IMMACULATE FORMER SHOW HOME - FOUR BEDS & EN-SUITE - FABULOUS LIVING KITCHEN - IDEAL FAMILY PURCHASE ...

Royal Fox Estates are pleased to offer this modern detached home, situated within a popular residential development & offered with the additional benefit of NO ONWARD CHAIN. Built by Morris Homes, No. 81 Walker Road gives prospective buyers a high spec and well presented home that can be enjoyed straight away, allowing seamless modern day family living.

**ACCOMMODATION:** The FREEHOLD property benefits from gas fired central heating & UPVC double glazing throughout. The home internally comprises of: Entrance Hall, Guest WC, Dual Aspect Lounge, Living Kitchen/Diner with BUILT IN APPLIANCES & Utility. To the first floor are four bedrooms with a generous En-Suite Shower Room to the master. In addition is a family bathroom.

**OUTSIDE:** Externally the home benefits from a two car driveway and detached garage (Located at the rear of the property) A well maintained hedge wraps around the boundary at the front creating additional privacy and a lovely front aspect. At the rear is a private and generous garden laid to lawn with convenient gate access to the Garage & Driveway.

**LOCATION:** Situated in the ever popular Winnington Village development, a wide range of local amenities can be found on the property's doorstep, including Co-op store, Takeaway's, Bars, Hairdressers & Nursery to name but a few. Northwich Town Centre is just two miles away or a ten minute car journey with it's large range of shops & services including many national supermarket chains & multi screen Odeon Cinema.



81 Walker Road  
Northwich

Asking Price  
**£330,000**



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- *Approx Sq Footage: 1094 (101.7 Sq m)*
  - *Tenure: Freehold*
  - *Current Service Charge - £10.66 Per Month*
  - *Council Band: E*
  - *EPC Rating: C*
  - *Mains Connected: Electric, Gas, Water, Sewage*
  - *Parking Arrangements: Driveway & Garage*
- 

## Accommodation

**Entrance Hall** 16' 4" x 6' 8" (4.99m x 2.03m)

**Guest WC** 5' 11" x 3' 10" (1.81m x 1.17m)

**Lounge** 18' 10" x 10' 11" (5.74m x 3.33m)

**Kitchen/Diner** 18' 10" x 12' 0" (5.74m x 3.67m)

**Utility room** 5' 9" x 5' 8" (1.76m x 1.73m)

**Landing** 14' 3" x 5' 8" (4.34m x 1.73m)

**Bedroom One** 10' 5" x 10' 10" (3.18m x 3.29m)

**En-Suite Shower Room** 8' 0" x 6' 2" (2.45m x 1.88m)

**Bedroom Two** 10' 9" x 10' 11" (3.28m x 3.33m)

**Bedroom Three** 8' 0" x 10' 11" (2.45m x 3.33m)

**Bedroom Four** 7' 9" x 8' 0" (2.36m x 2.44m)

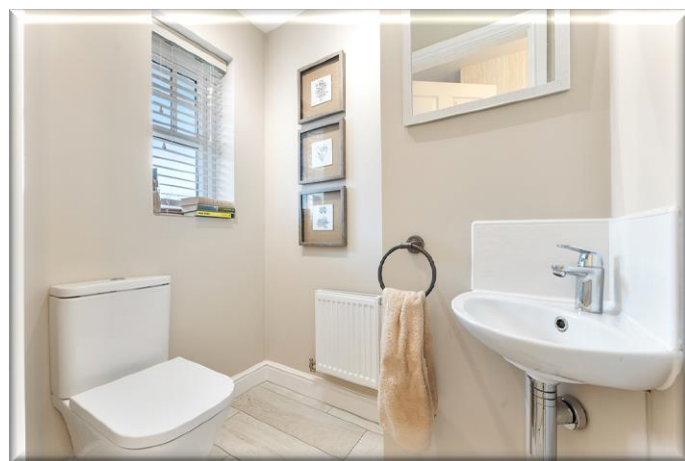
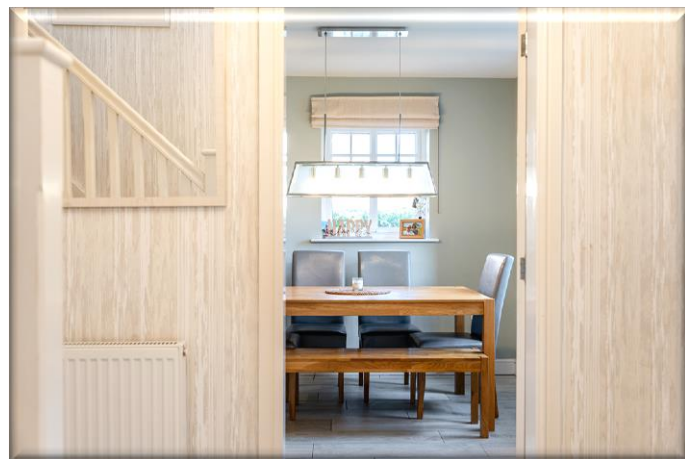
**Family Bathroom** 6' 3" x 5' 10" (1.91m x 1.78m)







*"Put your property  
in our hands..."*



*"Ultimate Estate  
Agency....From The Fox"*

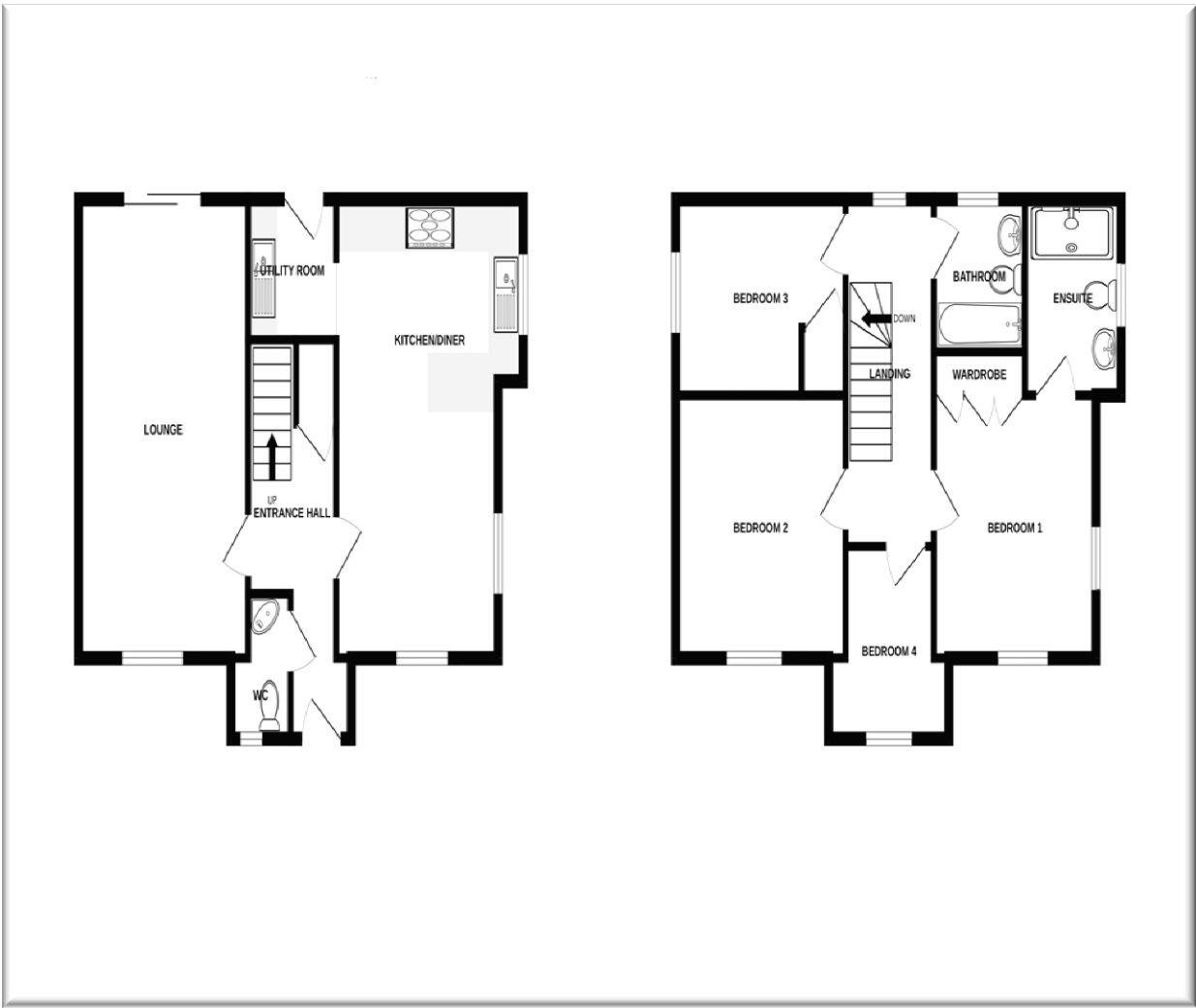
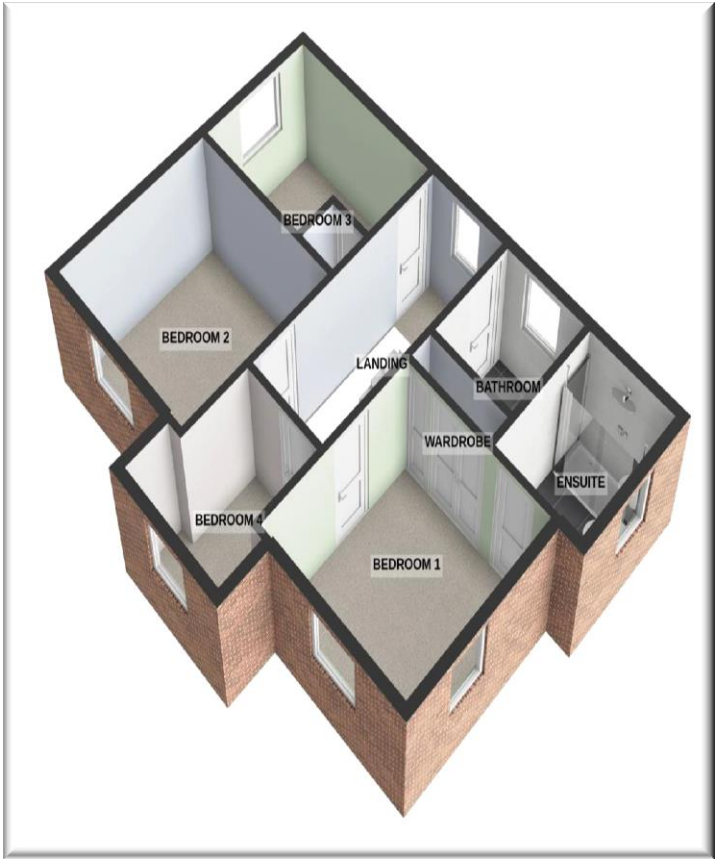
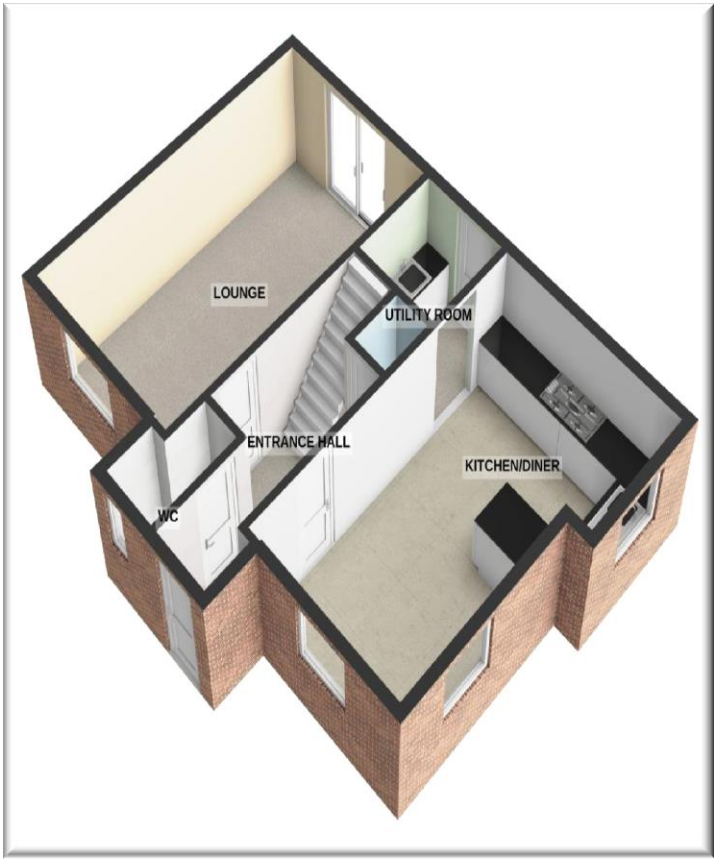
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### **Directions**

*Walker Road is located turning left off Winnington Lane at the Morris Homes billboard.  
No. 81 can be located on the right hand side by our distinctive sale board.*

***"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

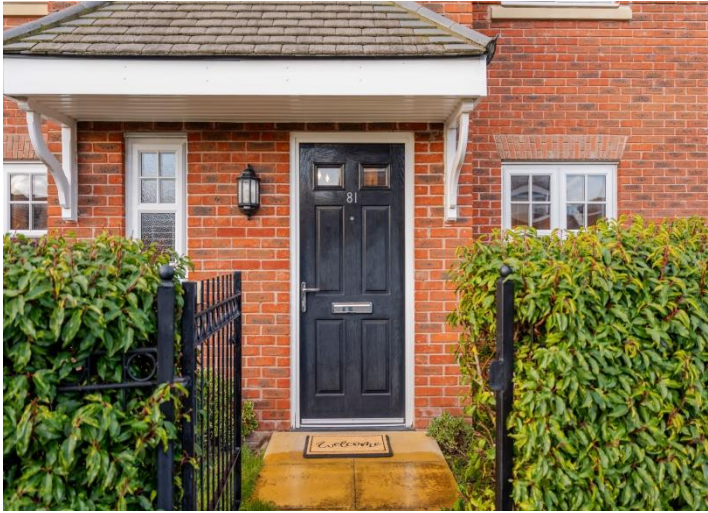
- Tenure: Freehold
- Title No. TBC
- Class of Title: TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: TBC
- Parking Arrangements: Driveway & Garage















Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.