





46 Walker Road

Northwich

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four Bedroom Detached Home
- Detached Garage
- Electric Car Charging Point
- Open Plan Family Kitchen & Dining
- Family Bathroom & En-Suite
- Downstairs WC

An Impressive Four-Bedroom Detached Family Home

Walker Road, Northwich, Cheshire, CW8

Offering an appealing combination of space, modern comfort and practicality, this attractive four-bedroom detached home presents an excellent opportunity for families and professionals seeking a well-appointed property in a convenient Northwich location.

Extending to approximately **1,292 sq ft**, the property welcomes you with a spacious entrance hall leading through to a bright, open-plan family kitchen and dining area. Designed with everyday living and entertaining in mind, this sociable space provides the perfect setting for family meals and gatherings with friends. A separate lounge offers a comfortable retreat for relaxing at the end of the day, while a convenient downstairs WC adds further practicality.

To the first floor, four well-proportioned bedrooms provide flexible accommodation for family life, visiting guests or those requiring a dedicated home-working space. The principal bedroom benefits from an en-suite shower room, complemented by a separate family bathroom serving the remaining bedrooms.

Externally, the property benefits from a private garden, a detached garage and parking. An electric vehicle charging point is an additional feature, offering convenience for electric car owners.

With its generous accommodation, versatile layout and useful modern features, this is a home ideally suited to a range of buyers looking for space and comfort in an established residential setting.



The Surrounding Area

Situated on Walker Road in Northwich, the property is conveniently positioned for a range of everyday amenities, local shops and services. Nearby convenience shopping makes picking up daily essentials straightforward, while the wider Northwich area offers supermarkets, independent retailers, cafés, restaurants and leisure facilities.

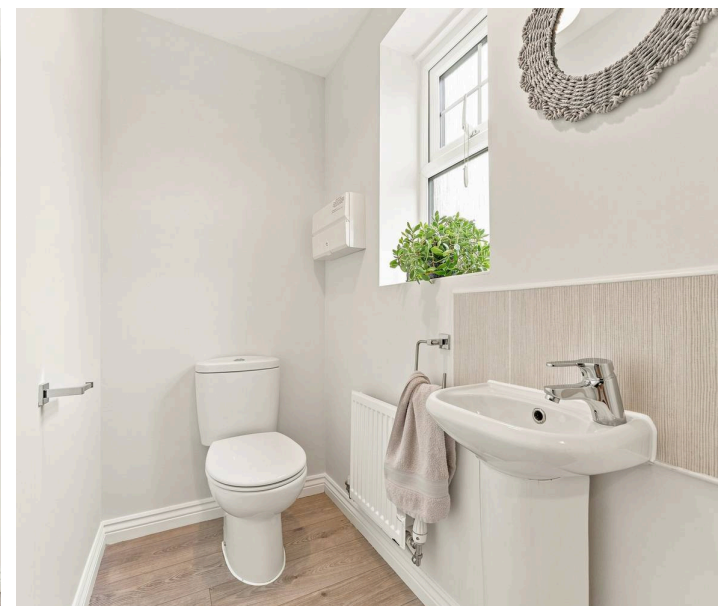
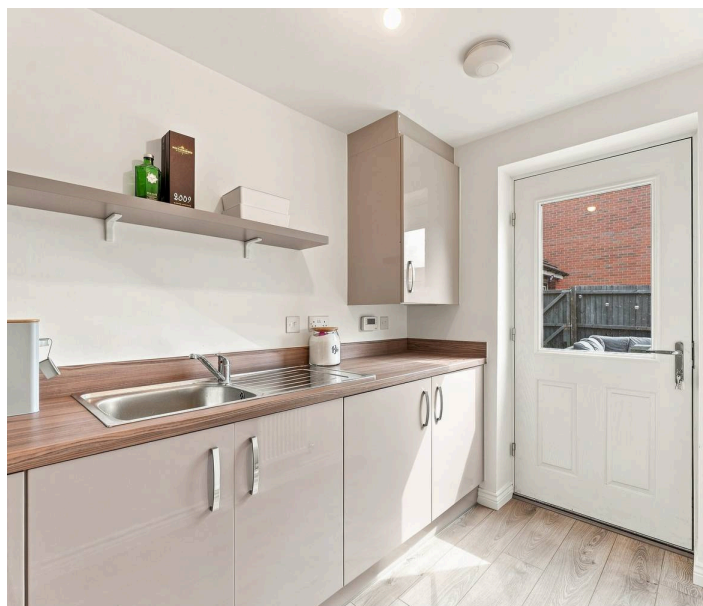
For those who enjoy spending time outdoors, the surrounding Cheshire area offers opportunities for walking, cycling and enjoying the countryside. The location also provides access to the wider amenities of Northwich town centre, making it a practical base for both day-to-day living and weekend activities.

Schools and Education

The area offers a selection of primary and secondary education options, making it worthy of consideration for families. Nearby schools include:

- **Winnington Park Community Primary and Nursery School** – serving primary-age children and nursery pupils.
- **Barnton Community Nursery and Primary School** – another local primary education option.
- **Charles Darwin Community Primary School** – situated in the wider Northwich area.
- **Hartford Church of England High School** – a secondary school in nearby Hartford.
- **St Nicholas Catholic High School and Sixth Form** – offering secondary and sixth-form education.

The availability of several schools in the surrounding area provides families with a choice of educational settings. Prospective purchasers should check individual admissions policies, eligibility and catchment arrangements directly with the relevant schools and local authority.



Transport Links and Connectivity

The property is well placed for access to local transport connections, supporting travel around Northwich and the surrounding Cheshire area.

Rail connections: Greenbank railway station is approximately one mile away, providing a convenient option for rail travel. Northwich and Hartford stations offer additional options within the wider area, with services connecting to destinations across the region. Buyers should check current timetables and routes when planning regular commuting journeys.

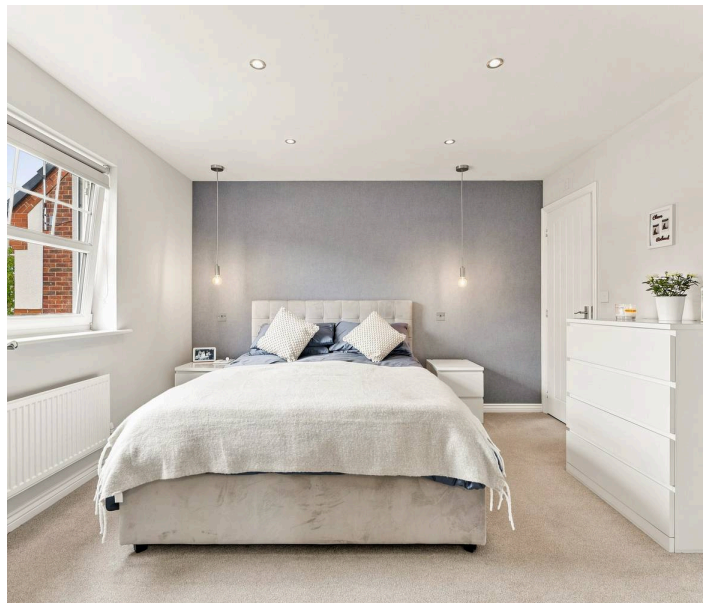
Bus services: Local bus stops are available in the surrounding Winnington area, providing further options for getting around Northwich and neighbouring communities.

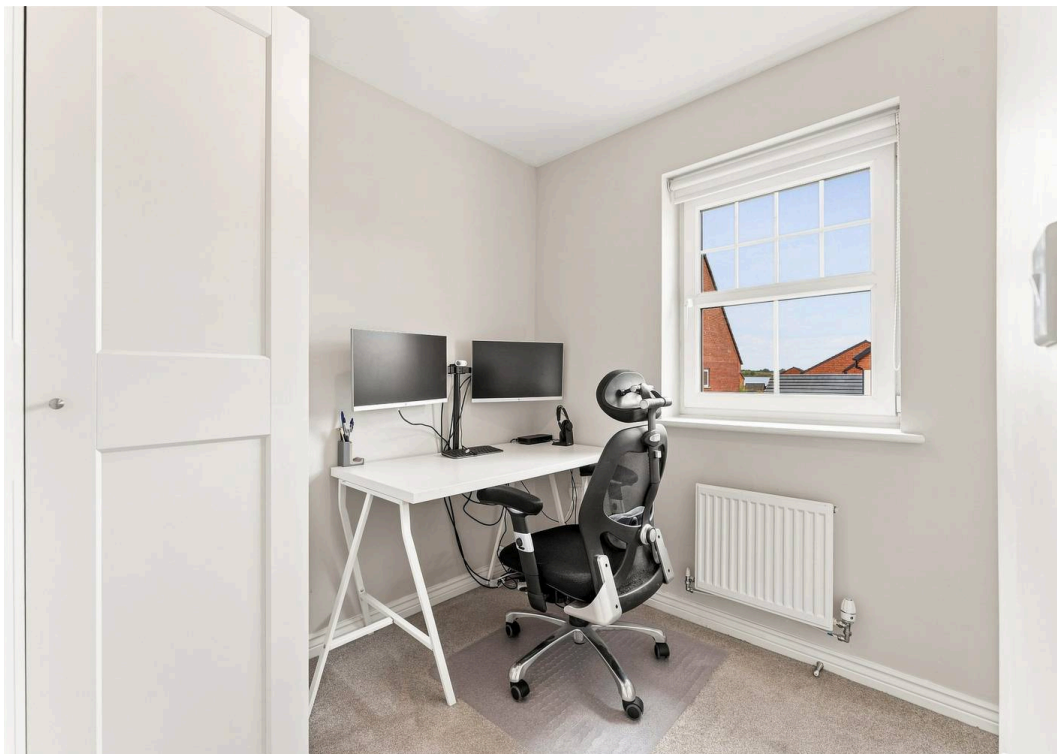
Road links: The location offers access to the local road network, including Winnington Lane and routes towards Northwich town centre and the wider Cheshire region. These connections are useful for commuters and those travelling by car for work, shopping or leisure.

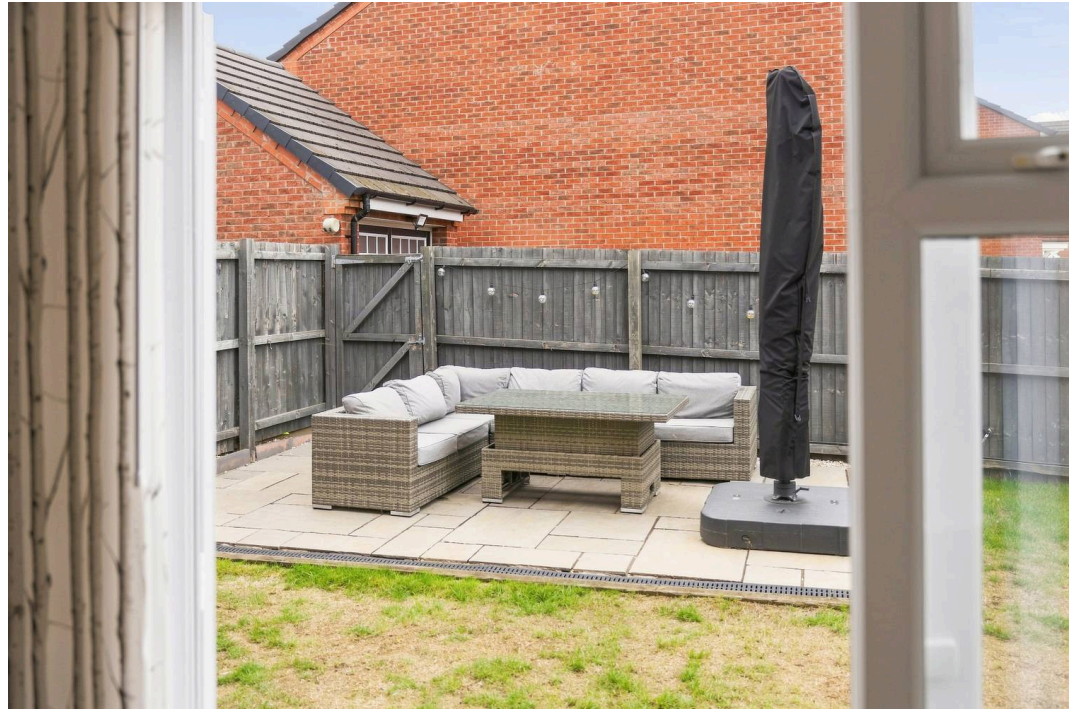
A Home to Suit Modern Living

Combining four bedrooms, two bathrooms, a separate lounge, an open-plan kitchen and dining area, a private garden and a detached garage, this property offers a versatile layout with plenty of scope to accommodate changing lifestyle needs.

Whether you are looking for a home for a growing family, additional space to work from home or a well-connected base in Cheshire, this attractive detached property merits an early viewing to appreciate the accommodation and location for yourself.









46 Walker Road, Winton

Approximate Gross Internal Floor Area = 125.6 sq m / 1352 sq ft

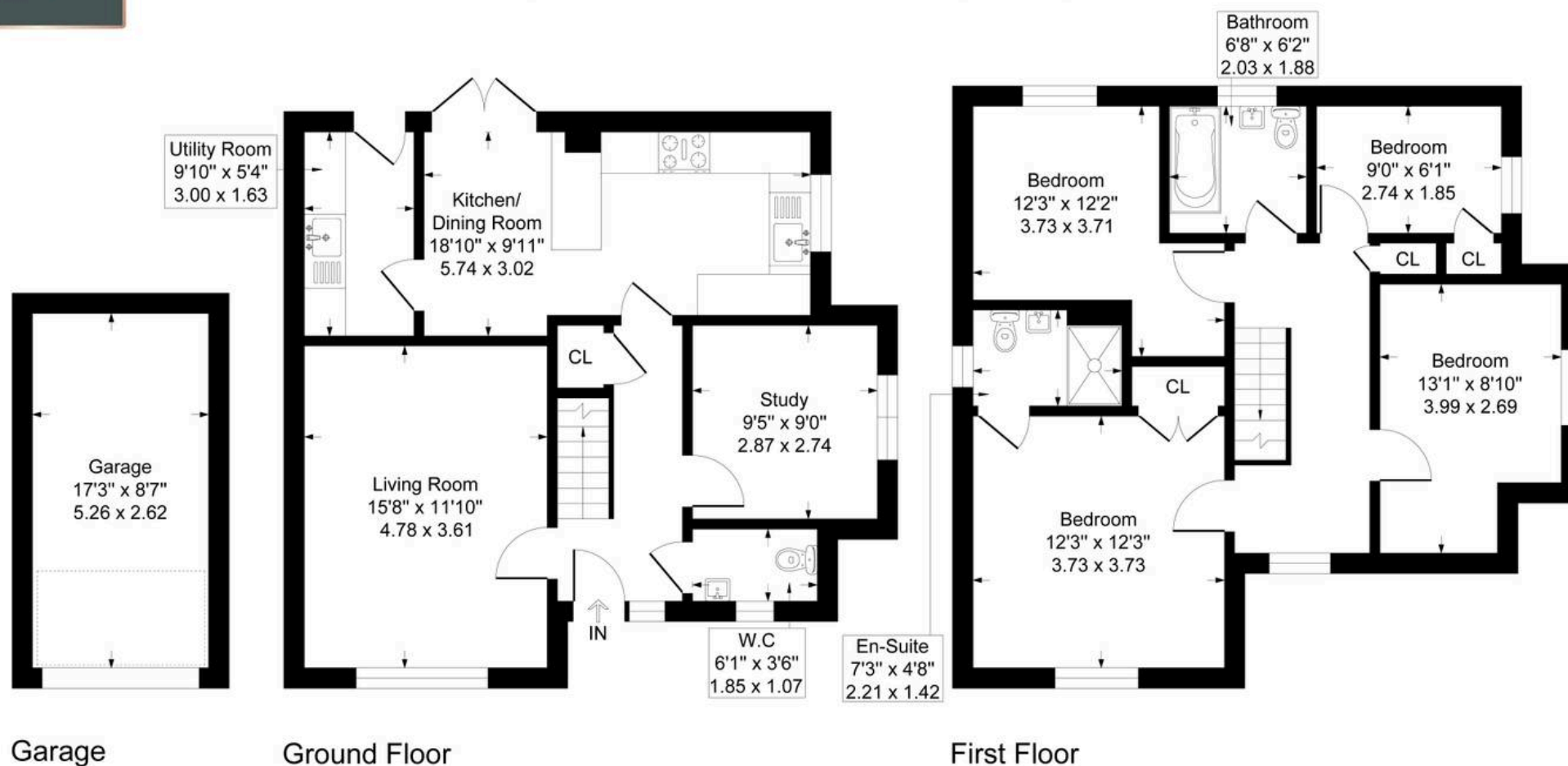


Illustration for identification purposes only, measurements are approximate, not to scale.

Vincent James Estate Agents

87 Witton Street, Northwich - CW9 5DR

01606663939 • hello@vincentjamesestateagents.co.uk • www.vincentjamesestateagents.co.uk/