



Western Way, Winnington

Offers Over £400,000





Have you been searching for a family home that perfectly balances modern convenience with green open spaces? Somewhere the children can grow up surrounded by a welcoming community, whilst you remain within easy reach of excellent schools, everyday amenities and fantastic commuter links? Well, look no further, because this exceptional four-bedroom detached home in Winnington Village, Northwich could be exactly what you've been waiting for.

Occupying a prominent corner plot as you enter one of Northwich's most desirable developments, this beautifully presented home immediately sets itself apart. Framed by attractive, thoughtfully landscaped gardens, mature planting and a wonderful south-facing rear garden, the property enjoys an enviable sense of privacy whilst still embracing everything that makes village life so special.



From the moment you arrive, it is evident how much care and attention has gone into creating a home that feels both stylish and effortlessly practical. The resin borders and low-maintenance landscaping wrap elegantly around the property, whilst mature shrubs guide you naturally from the front of the home to the rear, creating a beautiful first impression that only continues as you step inside. The spacious entrance hallway immediately welcomes you with its impressive ceiling height, abundance of natural light and generous proportions. It is one of those spaces that instantly feels like home. You can already picture coats being thrown off after school, muddy football boots lined neatly by the door, excited children racing to greet you after work and the everyday moments that become the memories families treasure most.

A door leads you into an incredibly generous living room, a room designed for every stage of family life. Whether it is Christmas morning with presents spread across the floor, cosy Sunday afternoons watching films together, birthday celebrations or simply enjoying a quiet evening after the children have gone to bed, this is a room that comfortably brings everyone together. Beautifully decorated throughout, it feels equally elegant and wonderfully cosy.

Adding even more versatility is the separate reception room positioned off the hallway. Currently serving as a formal dining room, it could effortlessly become a children's playroom, a home office, hobby room or snug depending on your family's changing needs. As life evolves, this home adapts alongside it.



Stretching across the rear of the property is the impressive open-plan kitchen diner, the true heart of the home. Modern, spacious and flooded with natural light from both the side window and patio doors, it offers an abundance of storage alongside extensive worktop space. This is where family recipes are passed down through generations, where cupcakes are baked late into the evening after forgotten school letters suddenly appear, where homework is completed around the dining table whilst dinner cooks nearby, and where quieter evenings are spent sharing a glass of wine together reflecting on another busy day.

A separate utility room keeps the practical elements of family life tucked neatly away, providing the perfect place for laundry, shoes, pet essentials and household storage, whilst the downstairs WC is ideally positioned for children constantly running between the garden and the house. Upstairs, the spacious landing is beautifully illuminated by natural light and leads to four well-proportioned bedrooms together with the family bathroom.

The master bedroom enjoys a peaceful position at the front of the property and provides a genuine sanctuary away from busy family life. Exceptionally spacious, it offers plenty of room for additional furniture whilst benefiting from a stylish en-suite shower room featuring a contemporary suite, excellent storage and a large double shower. Bedrooms two and three are both generous doubles, each providing ample space for wardrobes and growing children, whilst bedroom four offers wonderful flexibility as either a nursery, single bedroom, dressing room or home office.



"Internally, the home is modern, well maintained and beautifully presented, offering a truly move-in-ready opportunity."



Completing the first floor is the modern family bathroom, finished with a contemporary suite and shower over the bath, making everyday family life both practical and stylish.

Stepping outside, the south-facing rear garden is every bit as impressive as the accommodation inside. Positioned on the corner plot, it offers generous outdoor space that has been thoughtfully designed to remain low maintenance without compromising on enjoyment. A paved pathway wraps around the garden, whilst the raised resin seating area creates the perfect spot for summer entertaining, family barbecues or simply enjoying the sunshine after work.



“Step outside and the sense of space continues from inside to out.”



There is plenty of space for children and pets to play safely, whilst the mature surroundings provide a wonderful feeling of privacy rarely found on modern developments.

The detached single garage offers additional storage together with useful eaves space above, whilst direct access from both the driveway and the rear garden makes unloading shopping, bikes or muddy dogs after countryside walks wonderfully convenient.



This is more than just a beautifully presented detached house, it is a rare opportunity to secure a turnkey freehold family home within one of Northwich's most in-demand communities, offering buyers the chance to move straight in, settle down and grow into a home for many years to come.

It doesn't just tick boxes, it understands family life. And it's ready to welcome you home.

Why families choose Winnington?

Winnington Village has become one of the most sought-after places for families looking to move to Northwich, and it is easy to understand why. It offers the perfect balance between modern convenience, a genuine sense of community and beautiful green spaces, creating a lifestyle that suits growing families at every stage.

Children can safely enjoy the many parks dotted throughout the development, neighbours know one another, and there is a real community feel that many modern developments strive to create. Whether you're taking the dog for an evening walk, meeting friends for a coffee or watching the children play with friends on the estate, Winnington Village offers a way of life that extends far beyond simply owning a beautiful home.

Families relocating to the area are also drawn to the excellent choice of schools nearby. Winnington Park Primary School sits within easy reach of the property, whilst Hartford Primary School is also close by. For secondary education, Hartford High School, St Nicholas Catholic High School and The Grange School all offer highly regarded options, with Sir John Deane's Sixth Form College, St Nicholas Sixth Form and The Grange Sixth Form providing excellent further education opportunities.



"A home that is not only positioned on a fantastic plot, but is also nestled within the heart of the community."



Local Life in Winnington



Life here is wonderfully convenient. At the heart of Winnington Village you'll find the thriving community hub where you can pick up your everyday essentials from the Co-op, enjoy brunch or coffee at Eleven Café, meet friends at The Roman Bar, or make use of the nursery, veterinary practice, takeaways and community centre, all just moments from your front door. For those who enjoy an active lifestyle, there is something for everyone. Destination Padel, Hartford Golf Club, Moss Farm Sports Complex, Winnington Rugby Club and nearby gym facilities are all within easy reach, whilst the local Garden Centre provides the perfect destination for weekend breakfasts, gifts and seasonal inspiration. One of the greatest attractions of living here is how easily you can swap village life for Cheshire's beautiful countryside. Scenic walks around Anderton Nature Park, the River Weaver and the surrounding woodland provide the perfect escape, whether you're walking the dog, cycling with the children or simply enjoying some fresh air after work. Despite its peaceful surroundings, Winnington is exceptionally well connected. Northwich town centre is approximately a 20–30 minute walk away and offers an excellent selection of shops, independent boutiques, cafés, restaurants and leisure facilities. The nearby A49 provides convenient access towards Manchester, Chester, Warrington and Liverpool, whilst Greenbank Railway Station offers direct services to Manchester and Chester, and Hartford Railway Station provides excellent links to Liverpool, Crewe and London, making this an ideal location for commuters as well as families. Offering generous living accommodation, a superb corner plot, a south-facing garden, exceptional versatility and one of the very best family locations in Northwich, this outstanding home delivers everything today's growing families are searching for.

1 Western Way, Winnington

Approximate Gross Internal Floor Area = 124.6 sq m / 1342 sq ft

Garage = 13.7 sq m / 148 sq ft

Total = 138.3 sq m / 1490 sq ft



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



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