



# Walker Road, Winnington

Offers Over £280,000





Four-bedroom townhouses offering this much flexibility, space and long-term potential under £300,000 are becoming increasingly hard to find and in a location like Winnington Village, this one deserves your immediate attention.

Positioned within the ever-popular Winnington development, this beautifully presented three-storey family home offers the ideal next step for buyers looking for a property that can truly evolve with them over time. Whether you are moving up the ladder, purchasing your first substantial family home, or seeking a layout that supports multi-generational living, this home delivers exceptional versatility across all three floors.



From the moment you arrive, the property reflects modern living, complete with an EV charging point, adding practicality for today's lifestyle before you have even stepped inside. Not only this but upon entering you immediately can feel the warmth this home has to offer from the aesthetics and the underfloor heating provided on the ground floor.

Internally, the sense of space is immediate. The accommodation is thoughtfully arranged over three floors, with natural light pouring through multiple windows and creating a bright, welcoming atmosphere throughout. The heart of the home sits on the first floor, where an impressive open-plan kitchen, lounge and dining space creates a sociable environment perfectly suited to modern family life.

*"The home that just keeps giving, from floor to floor."*

This floor has been designed for both comfort and entertaining, with a stylish media wall, contemporary wall panelling and an open layout that allows cooking, dining and relaxing to happen seamlessly together.

The modern high-gloss kitchen offers excellent storage and includes integrated appliances comprising a dishwasher, fridge freezer and washing machine, ensuring the practicalities are as strong as the aesthetics. Whether hosting friends, enjoying family evenings, or simply unwinding at the end of the day, this space works beautifully.



A major strength of this home is the flexibility of its accommodation. To the ground floor are two generous double rooms, both capable of adapting to changing needs over time. These rooms can function as bedrooms, additional reception rooms, playrooms, guest accommodation or dedicated teenage living space.

For buyers considering multi-generational living, this level offers particularly exciting potential, with access to a nearby shower room creating a near self-contained arrangement ideal for relatives, older children or long-stay guests.

Equally, it offers an ideal guest floor where visitors can enjoy privacy without disrupting the main living accommodation.

The upper floor continues to impress, with two further spacious bedrooms, including a well-proportioned master bedroom benefiting from its own ensuite shower room. A stylish family bathroom serves the remaining bedrooms, complete with a modern suite and contemporary finishes.



*"Imagine, a home that grows with you and your family."*



Externally, the property continues to offer far more than expected. The raised decked seating area provides an excellent setting for alfresco dining, entertaining or summer evenings outdoors, while the hot tub area is enhanced by a practical pull-out canopy for year-round enjoyment.

Artificial lawn ensures the garden remains attractive yet low maintenance, ideal for busy lifestyles.

To the rear, an additional detached outbuilding currently serves as a home gym, but its versatility opens up further possibilities, whether as a home office, studio, hobby room or additional entertaining space, making it particularly valuable for buyers seeking flexibility beyond the main house itself.



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





This is a home designed not simply for now, but for the years ahead, adaptable, spacious and perfectly positioned for life to change around it.

**Not just a house to live in, but a home to grow into.**

# Why Winnington?

Winnington is one of the most popular residential areas in Northwich, particularly for families seeking modern homes with access to green space and strong community surroundings. The area is known for its well-planned developments, family-friendly environment and proximity to both countryside and town amenities. Its continued demand makes it a consistently sought-after location for buyers looking in Northwich and the wider Cheshire area. Families gravitate to this area as the sense of community is strong, and yet the countryside escapism alongside convenience are both easily accessible.



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



# Local Life in Winnington

For families, Winnington offers excellent access to education for all ages. There are well-regarded nursery and primary school options locally, with secondary schools and sixth form colleges easily accessible within Northwich and the surrounding Cheshire area.

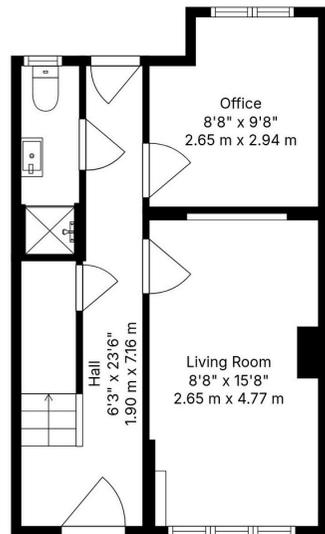
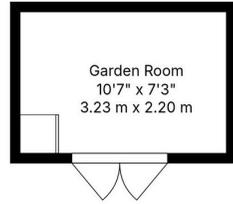
The area is ideal for outdoor living, with nearby countryside walks, green open spaces and canal-side paths perfect for weekend family walks, running routes or cycling.

Winnington also benefits from convenient transport and commuter links. Northwich town centre is just a short drive away, while road networks provide access to Chester, Knutsford, Warrington and Manchester. Rail connections from Northwich station support commuting across Cheshire and beyond, making this location practical as well as desirable.

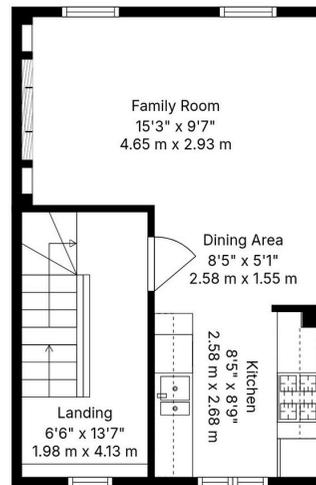


*“Whether you are looking to escape the hustle and bustle life can bring, or the ease of access to it, you can have it all here.”*

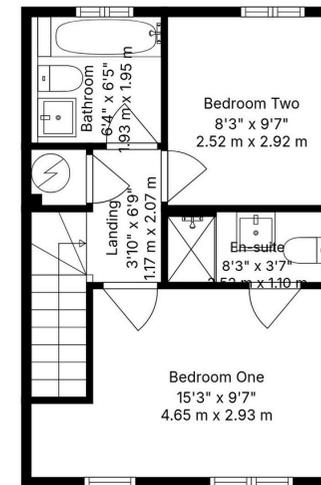




Ground Floor



First Floor



Second Floor

**Total: 1169 sq. Ft, 108 m2**  
 Ground Floor: 451 sq. Ft, 42 M2, First Floor: 359 sq. Ft, 33 M2, Second Floor: 359 sq. Ft, 33 m2  
 Excluded Areas: Walls: 100 sq. Ft, 10 m2

Not Drawn To Scale And For Illustrative Purposes Only. Positions And Sizes Of Doors, Windows, Appliances, And Other Features Are Approximate. Estimated Accuracy: 97%. Prepared On Behalf Of Amy Walley, Tauck.





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