

Walker Road | Northwich | CW8 4UD

EDWARD mellor

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Asking Price £400,000







Features

- A spacious and well presented detached home
- Stunning dining kitchen with bi-fold doors
- Impressive dual aspect lounge
- 4 bedrooms and 2 bathrooms
- Freehold Property

A beautifully presented modern detached family home, offering spacious and well-appointed accommodation ideally suited to modern family living. The property benefits from gas central heating, PVC double glazing and several rooms enjoying dual aspects, creating a wonderfully light and airy feel throughout. The welcoming entrance hall leads to an impressive lounge, alongside a stunning open-plan kitchen/diner fitted with a range of integrated appliances and featuring bifold doors opening directly onto the rear garden. A utility room and convenient cloakroom complete the ground floor. To the first floor, the master bedroom has fitted wardrobes and en-suite shower room, three further good-sized bedrooms and a family bathroom.Externally, a private driveway provides ample off-road parking and leads to a garage positioned to the rear. The fully enclosed, beautifully landscaped gardens are well maintained and provide an attractive setting in which to relax and entertain..









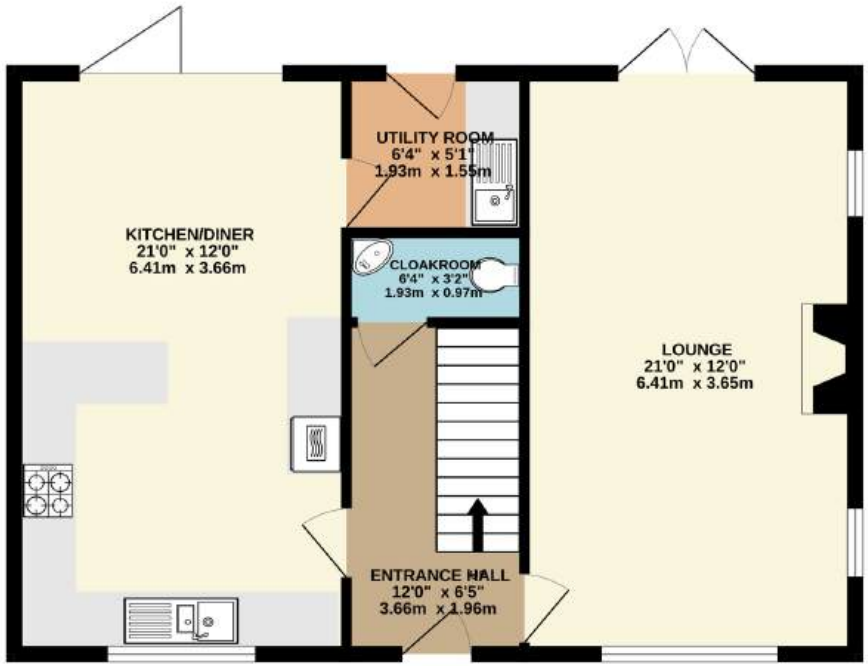
This property is well situated on a much-favoured development. Northwich town is just 1.2 miles away and provides a comprehensive range of shops and stores, Waitrose supermarket against a pretty marina, bars and restaurants, multiplex cinema, and swimming pool/gym. This location is a perfect commuter base giving easy access for the motorway network connecting to several major commercial centres. e.g. Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Local amenities nearby include a Co -op convenience store, vetinary practice, doctors' surgery, primary school and garden centre. Just a 5-minute drive will lead to miles of delightful countryside,, Anderton Nature Reserve and Marbury Country Park connecting to the Northwich Woodlands perfect for walkers and cyclists.

SERVICES: All main services are connected. TENURE : The property is Freehold. Service charge is currently £9.59 per month. We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band E- Energy Efficiency Rating - Band B

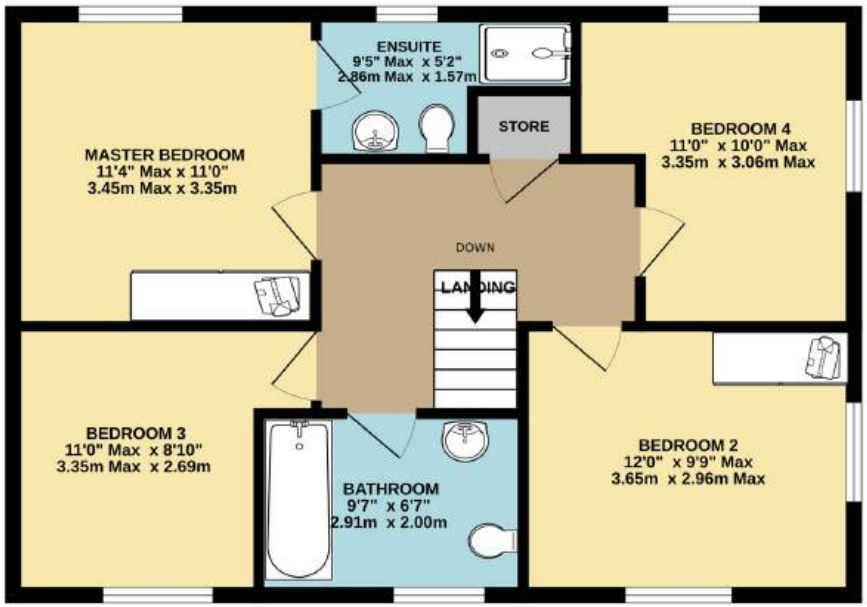
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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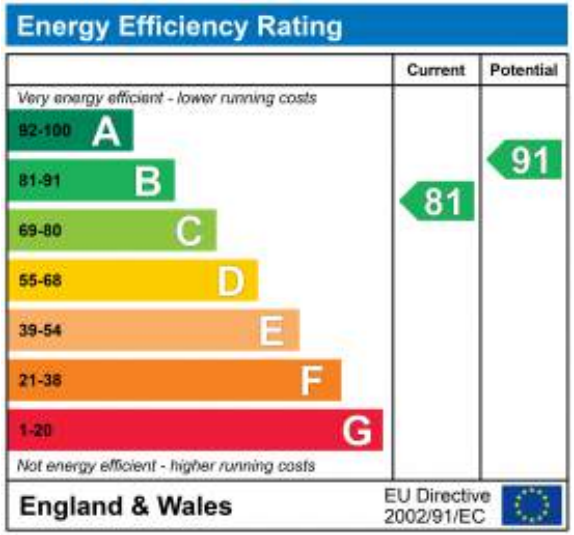
Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating



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