



**38, Walker Road**  
Northwich CW8 4UD

**£250,000**

**[www.westates.co.uk](http://www.westates.co.uk)**  
**01606 331784**



A stylish & contemporary home, located close to the local centre and The River Weaver.

- Stylish & Contemporary Home
- Lounge
- Kitchen Dining Room
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Enclosed Rear Garden
- Parking for Two Cars

### Description

A stylish and contemporary home, located close to the local centre and The River Weaver. The property is decorated to a high standard and features gas central heating and PVCu double glazed windows. The accommodation comprises: Entrance hall, lounge, inner hall, cloakroom/WC, kitchen dining room, first floor landing, three good size bedrooms, en-suite showers room and bathroom. Outside there are two parking spaces in front of the house and there is an enclosed garden to the rear.



### Location

Local amenities are well catered for with shops at the local centre on Winnington Urban Village, which offer everything you could want or need. Winnington Park Community Primary School (Ofsted Good) serves the area and there are two local high schools located in Hartford and Weaverham. Three railway stations serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Northwich and Greenbank stations. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

### Tenure

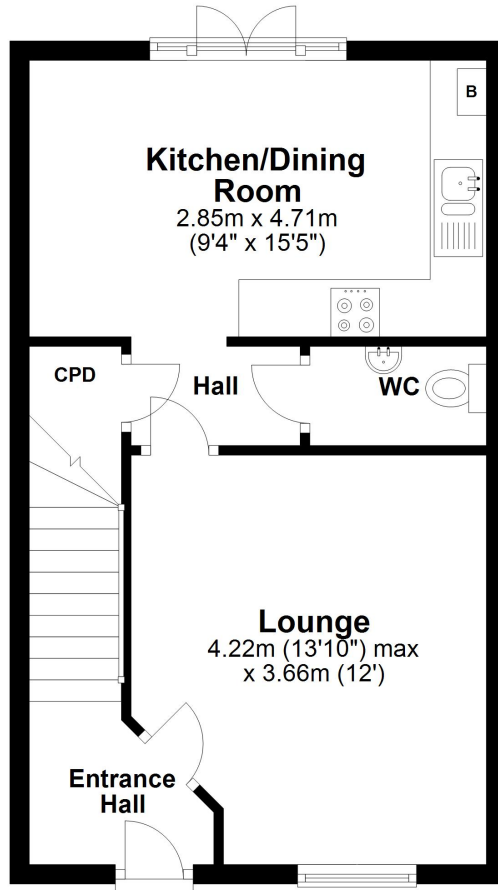
LEASEHOLD. 250 years from 1 January 2016

### EPC Rating: B



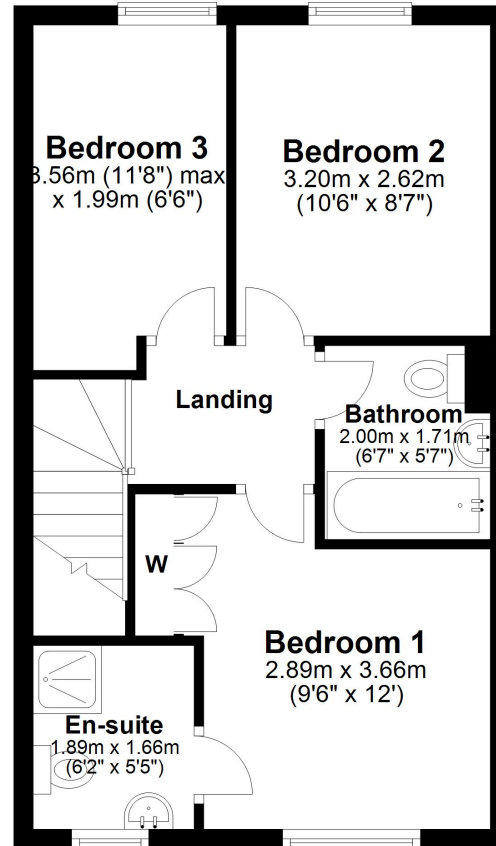
## Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



## First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 77.9 sq. metres (839.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.