



34, Walker Road
Northwich CW8 4UD

£360,000

www.westates.co.uk
01606 331784



An immaculately presented, detached family home, conveniently located being close to the local shops and other facilities.

- Detached Family Home
- Three Reception Rooms
- Kitchen & Utility Room
- Four Good Size Bedrooms
- Two Bath/Shower Rooms
- Landscaped Gardens
- Garage & Driveway

Description

An immaculately presented, detached family home, conveniently located on this popular development. The property provides well proportioned accommodation with gas central heating and PVCu double glazing and comprises: Entrance hall with large under-stairs cupboard, cloakroom/WC, lounge, family room, fully equipped kitchen dining room and utility room on the ground floor and landing, four good size bedrooms, en-suite shower room and bathroom on the first floor. Externally there are front and side gardens, a double length driveway and detached garage and the rear garden has been landscaped with a large patio behind the house with a covered pagoda and there is a large summerhouse/shed. This is a great family home and we strongly advise early viewings.



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 1st January 2016

EPC Rating: B

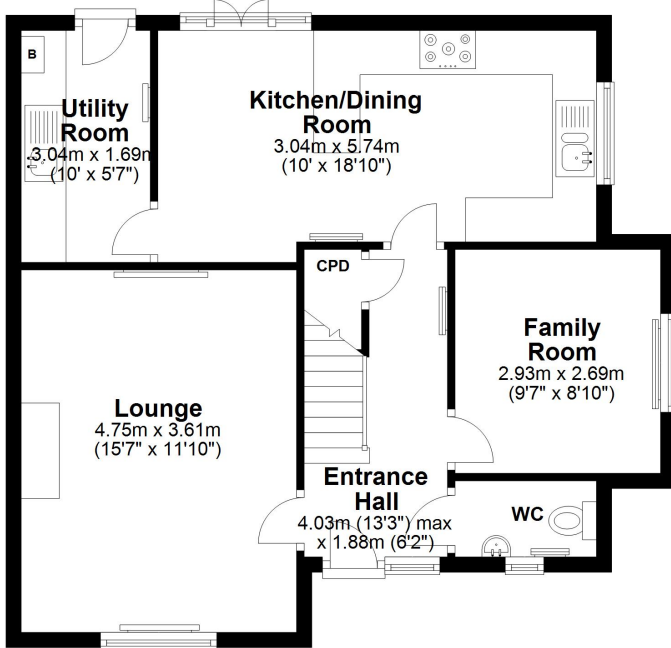
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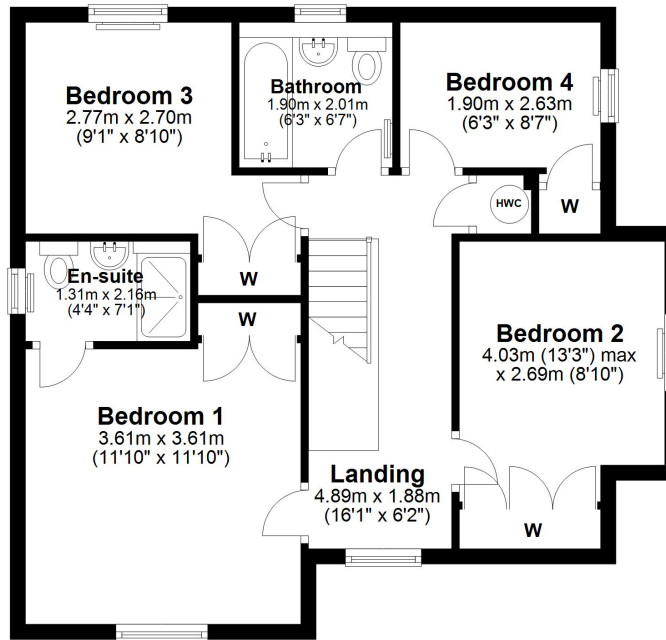
Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



First Floor

Approx. 57.9 sq. metres (622.8 sq. feet)



Total area: approx. 115.9 sq. metres (1247.0 sq. feet)



Boomin

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.