



59 WALKER ROAD,
NORTHWICH, CW8 4UD

£280,000



Vincent James Estate Agents are delighted to present this charming and thoughtfully designed property, offering spacious and versatile living areas perfect for modern family life!

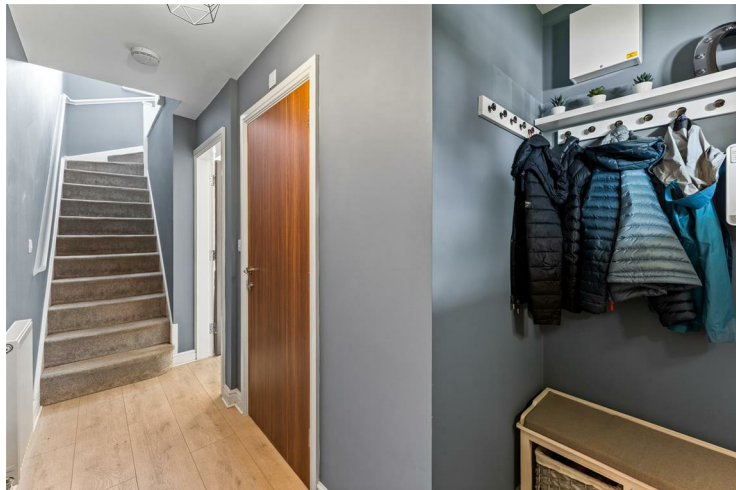
Step inside to a welcoming hallway that effortlessly leads into a bright and stylish kitchen-diner — an ideal space for both everyday living and entertaining. A handy ground-floor WC adds to the convenience. On the first floor, you'll discover a beautifully proportioned family bedroom alongside a cozy lounge, perfect for relaxing evenings. Upstairs, two further bedrooms await, including a master with its own en-suite, complemented by a well-appointed family bathroom.

Outside, the low-maintenance rear garden provides a peaceful retreat, allowing you to enjoy outdoor moments with ease.

This delightful home perfectly balances comfort and style — don't miss the chance to make it yours. Book your viewing today!

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Entrance Hallway



Accessed via the front entrance door, with access to the downstairs WC and the Kitchen Diner.

Downstairs WC



With a WC, hand wash basin and radiator.

Kitchen Diner



Fitted with a range of wall, drawer and base units with worksurfaces above. With integral Fridge Freezer, Dishwasher, Oven and sink. Wall mounted TV point, radiator, storage cupboard, French Doors to Rear, Double glazing to front elevation.

Landing



Double glazed window to the rear elevation, access to bedroom three and the lounge. Radiator.

Bedroom Three/Office



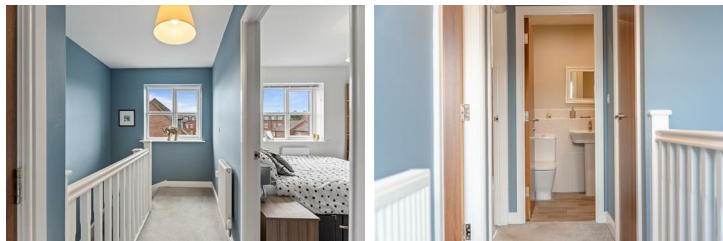
Double glazed window to the rear, radiator.

Lounge



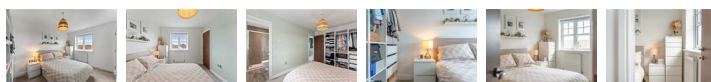
Two double glazed windows to the front, two radiators.

Second Floor Landing



Radiator, and a double glazed window to the rear elevation.

Master Bedroom



Double glazed window to the front elevation. Radiator and access to the en-suite.

Bedroom Two



Double glazed window, radiator.

En-Suite



WC, Hand wash basin, shower, radiator and a double glazed frosted window to the front elevation

Bathroom



WC, hand wash basin, panelled bathtub, part tiled walls, inset spotlights and radiator.

External - Front



Driveway with two spaces, power and a light, driveway space for two vehicles.

External - Rear



Lawned garden, with paved seating area and gated side access to the front

Extra Information

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable. Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

Surrounding Area



Winnington Village offers excellent travel links, ideal for commuters and travelers. It's well-connected by road with easy access to the A556, leading to the M6 and M56 motorways for convenient routes to Manchester, Liverpool, and Chester. Public transport includes regular train services from Northwich Railway Station to Manchester and Chester, and local bus services provide connectivity within Northwich and surrounding areas. Additionally, Manchester Airport and Liverpool John Lennon Airport are within a reasonable driving distance, enhancing accessibility and convenience. On the village, you can find various amenities including; Co-op supermarket, Dominos Pizza, a nursery, a veterinary practice and many more!



59 Walker Road,
Winnington.

DETAILS
Total area: 1200.77 sq ft
Living area: 1048.41 sq ft
Floors: 3
Rooms: 14

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 2' 4' 6' 8' 10' 1:95

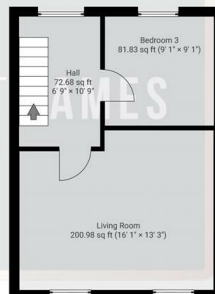
▼ Ground Floor

TOTAL AREA: 499.03 sq ft - LIVING AREA: 346.67 sq ft - ROOMS: 5



▼ 1st Floor

TOTAL AREA: 355.26 sq ft - LIVING AREA: 355.26 sq ft - ROOMS: 3



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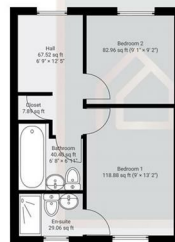
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0' 2' 4' 6' 8' 10' 1:95

▼ 2nd Floor

TOTAL AREA: 346.48 sq ft - LIVING AREA: 346.48 sq ft - ROOMS: 6



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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87 WITTON STREET
NORTHWICH
CHESHIRE
CW9 5DR
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK