



VINCENT JAMES
ESTATE AGENTS

77 WALKER ROAD, WINNINGTON VILLAGE, NORTHWICH CW8 4UD

£265,000



Vincent James Estate Agents are excited to present this fantastic three-storey townhouse, perfectly positioned on the highly sought-after Winnington Village development.

Designed for modern living, this spacious home offers a versatile layout across three floors. On the ground floor, you'll find a welcoming hallway leading to a well-proportioned third bedroom and a convenient shower room. The first floor boasts an impressive open-plan lounge, dining area, and kitchen, creating the perfect space for entertaining or relaxing. Upstairs on the second floor, there are two further bedrooms, including a master with an ensuite, plus a stylish family bathroom.

Outside, the property benefits from off-road parking, while the enclosed rear garden provides a private space to unwind.

If you're looking for a home that combines space, style, and a great location, this one is not to be missed. Call us now to book your viewing!

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Entrance Hallway

Accessed via front entrance door, the entrance hall features a staircase leading to the first floor, a door to the rear hall, laminate flooring and a wall mounted radiator.



Lounge

Two double glazed windows to the rear elevation and two wall mounted radiators. Opening to the Kitchen.



Rear Hallway

Providing access to the rear garden, bedroom three and the shower room.

Bedroom Three

Double Glazed window to the rear elevation and wall mounted radiator



Kitchen

A range of wall, drawer and base units with fitted work surfaces above. Integrated washing machine, dishwasher and fridge/freezer. Inset oven, four ring hob and overhead extracto hood. Double glazed window to the front elevation.



Second Floor Landing

Access to master bedroom, bedroom two, family bathroom and storage cupboard.



Shower Room

Comprising of a low level WC, hand wash basin, shower cubicle, wall mounted radiators and partially tiled walls.



First Floor Landing

Double glazed window to the front elevation, access to lounge and stairs to the second floor.

Master Bedroom

Double Glazed window to front elevation, wall mounted radiator, built in wardrobes and access to en suite.



Ensuite

Low level WC, hand wash basin, shower cubicle, wall mounted radiator and partially tiled walls.



Bedroom Two

Double Glazed window to rear elevation and wall mounted radiator.



Bathroom

Low level WC, hand wash basin, panelled bath, double glazed window to rear elevation and partially tiled walls.



Externally - Front

Off road parking for one car with access to garage.



Externally - Rear

Enclosed garden, decked patio area, AstroTurf lawn with feature planting borders and access gate to rear.



Garage

Up and over door to front elevation with power light and water

Anti Money Laundering

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.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: N/A

Council Tax Band: C

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



77 Walker Road, Winnington

DETAILS

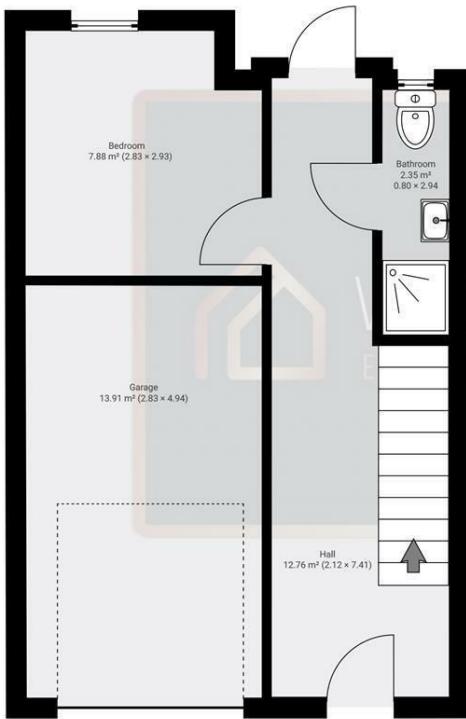
Total area: 105.29 m²
Living area: 91.38 m²
Floors: 3
Rooms: 13

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.

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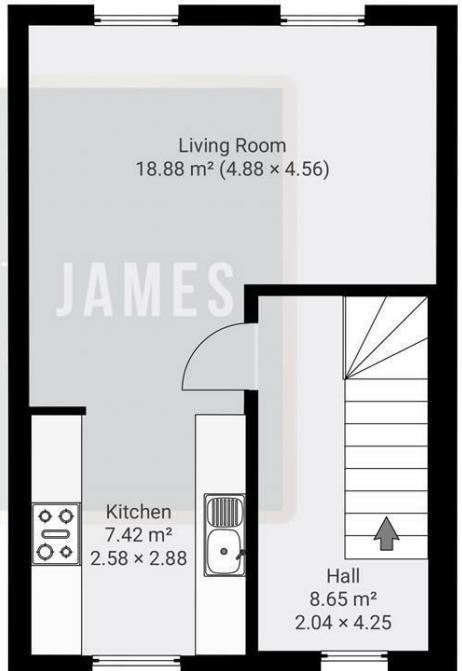
▼ Ground Floor

TOTAL AREA: 36.87 m² · LIVING AREA: 22.96 m² · ROOMS: 4



▼ 1st Floor

TOTAL AREA: 34.93 m² · LIVING AREA: 34.93 m² · ROOMS: 3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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 (CO ₂) 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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