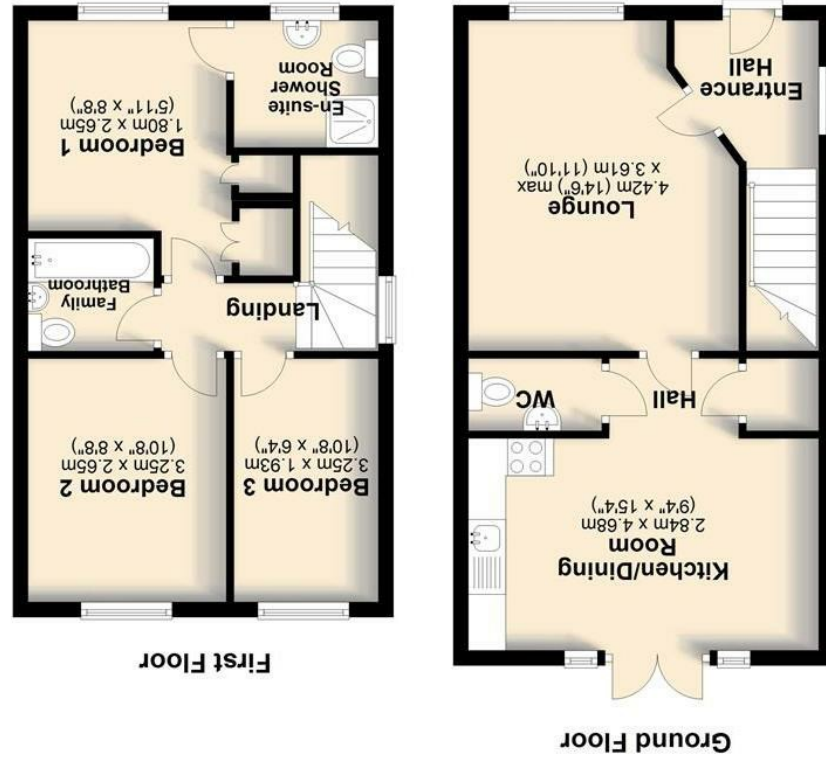


3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

1. The particulars are set out as general outline only for the guidance of intending purchasers, whose agents they are, give notice that: Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

MISREPRESENTATION ACT 1967.



OFFERS IN THE REGION OF £245,000



42 WALKER ROAD  
WINNINGTON VILLAGE  
NORTHWICH  
CW8 4UD

3 2 2 B  
COUNCIL TAX BAND: C



**\*\*VIDEO TOUR AVAILABLE\*\*** THREE BEDROOM, CHAIN FREE, SEMI-DETACHED property located on Walker Road in highly sought after Winnington Village. Developed by Taylor Wimpey this light and spacious property has been well kept throughout. Particular mention must be made of the karndeian flooring throughout the property and the installation of cat 6 ethernet cabling and surround sound throughout the property, ideal for remote working and entertaining friends and family.

Accommodation boasts a spacious driveway for two vehicles with side access to the rear of the property. A spacious entrance hallway through lounge with fitted storage units, in keeping with the light karndeian flooring throughout the downstairs. A spacious understairs storage cupboard can be found, perfect for coats and shoes, followed by the downstairs WC and then the spacious kitchen/dining room with two double glazed windows and french doors leading to the south easterly facing rear garden, flooding the room with natural light throughout the day. The kitchen includes fitted appliances including a Zanussi dishwasher, washer dryer, a double AEG oven and an American style fridge freezer. The rear garden is partly blocked paved, partly lawned, with raised decking to the rear, where a fitted hot tub can be found. Two double bedrooms and a spacious single bedroom can be found upstairs, followed by a three piece family bathroom and a spacious en-suite shower room.

### Tenure

This property is leasehold with an original 295 year lease, with 290 years left remaining. The ground rent is £295 per annum and fluctuates relative to RPI and the service charge is £150 per annum.

### Externally

Driveway for two vehicles, one wall mounted external light point, space for bins, gas and electric meters and side gate leading to the rear aspect. Partly lawned, partly tiled and partly decked south east facing rear garden with built in hot tub to the rear aspect.

### Entrance Hallway

Entered via a glass panelled timber door, karndeian flooring, single radiator, stairs leading to landing, wall mounted alarm panel, double glazed window to the side aspect and door leading to lounge.

### Lounge

Karndeian flooring, single radiator, large double glazed window to the front aspect, TV aerial point and one ceiling light point.

### WC

Karndeian flooring, single radiator, toilet, sink with vanity storage beneath, ceiling mounted extractor fan and one ceiling light point.

### Kitchen/Dining Room

Karndeian flooring, low-level and eye-level units with oak effect tops, wall mounted combi boiler, tiled splashbacks integrated Zanussi dishwasher, Zanussi washer dryer, sink with drainer, double AEG oven, gas hob and extractor fan and an integrated fridge freezer. Two double glazed windows to the rear aspect, French doors leading to the rear garden and six ceiling spotlights.

### Landing

Single radiator, double glazed window to the side aspect and loft hatch.

### Bedroom One

Single radiator, large double glazed window to the front aspect, built-in triple wardrobes, TV aerial point and door leading to the en-suite shower room.

### En-Suite Shower Room

Tiled flooring, single radiator, walk-in electric shower cubicle, floor to ceiling tiles, toilet, sink, frosted double glazed window to the front aspect, ceiling mounted extractor fan and three ceiling light points.

### Family Bathroom

Tiled flooring, bath with power shower over, floor to ceiling tiles, toilet, sink, heated towel rail, ceiling mounted extractor fan and four ceiling spotlights.

### Bedroom Two

Single radiator, large double glazed window to the rear aspect and one ceiling light point.

### Bedroom Three

Single radiator, large double glazed window to the rear aspect, TV aerial point and one ceiling light point.