



48 Wistaston Road, Willaston, Nantwich, CW5 6QL

Guide Price £239,950

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WILSON**

A LARGE, INTERESTING END TERRACED VILLAGE HOUSE OF CONSIDERABLE APPEAL WITH A SOUTH FACING GARDEN AND OFF ROAD PARKING.

SUMMARY

Hall, Living Room, Kitchen, Utility Store, Inner Hallway, Cloakroom, Sitting Room, Landing, Two Double Bedrooms, Bathroom, Loft Bedroom No. 3, Gas Central Heating, uPVC Double Glazed Windows, Veranda, Parking for Two Cars, Gardens, Rear Yard.

DESCRIPTION

This property, constructed of brick under a slate roof, forms an end terrace of three and probably dates back to the late 19th Century. The configuration of the house has created an interesting proposition and a home that could be utilised to suit a range of lifestyles, families, professional couples or even those looking to downsize. Although the house itself is in need of some updating its potential is tremendous and offers a very spacious property in the heart of Willaston. It extends to about 1,400 square feet. Externally the good sized front garden enjoys a Southerly aspect and the approach off Magpie Lane provides two car parking spaces.



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LOCATION & AMENITIES

The property is situated in the centre of Willaston village. Willaston has always proved to be a popular place to live as it offers a wide selection of local amenities including primary school, nursery, local shops, a selection of public houses, a village hall with an active social calendar and community groups, plus a church and a mini supermarket. There are highly reputable local schools and nursery's easily accessible from the property. Cheerbrook Farm shop is close by and provides a farm shop, cafe and butchers. The historic market town of Nantwich is a short travelling distance away, approximately 2 miles, and is renowned for its beautiful architecture and character. The town offers an excellent selection of individual independent shops, eateries, restaurants and bars but also provides more extensive facilities including renowned primary and secondary schools and three major supermarkets. The property is considered ideally placed for the commuter, with a network of excellent road links giving immediate access to the M6 motorway at junction 16 via the A500 (7 miles), Crewe station (2.5 miles) offers fast access into London and other major cities with future improvements underway.

DIRECTIONS

From Nantwich take the main Crewe Road and proceed for .8 of a mile to the roundabout. Take the third exit (signed Willaston), proceed for half a mile into Park Road, continue along Park Road, turn left into Wistaston Road, proceed for 250 yards and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

uPVC entrance door, wood laminate floor, radiator.

LIVING ROOM

21'9" x 11'9"

Exposed brick wall incorporating open fireplace with wood burning stove and TV console, two double glazed windows, inset ceiling lighting, two radiators.



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KITCHEN

15'8" x 15'3" maximum 3'4" minimum
Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, extractor hood, two double glazed windows, composite stable door to rear, tiled floor, inset ceiling lighting, plumbing for dishwasher, built in cupboard.

UTILITY STORE

With shelving, plumbing for washing machine and Baxi gas fired central heating boiler.

INNER STAIRCASE HALL

CLOAK ROOM

White suite comprising low flush W/C and pedestal wash basin, wood laminate floor, radiator.

SITTING ROOM

12'1" x 11'5"
Mock beamed ceiling, double glazed french windows to rear yard, radiator.

STAIRS FROM HALLWAY TO FIRST FLOOR LANDING

Built in cupboards, inset ceiling lighting, radiator.

BEDROOM NO. 1

11'9" x 9'7"
Vaulted mock beamed ceiling, radiator.

BEDROOM NO. 2

11' x 8'6"
Fitted double wardrobe, radiator.

BATHROOM

11'9" x 8'9"
White suite comprising panel bath with mixer shower, low flush W/C and pedestal hand basin, tiled shower cubicle with shower, ceiling lighting, built in linen cupboard, shaver point, radiator.

STAIRS FROM FIRST FLOOR LANDING TO SECOND FLOOR

LOFT BEDROOM NO. 3

13'10" plus cupboards x 11'8"
Vaulted mock beamed ceiling, two built in cupboards with power and light, radiator.

OUTSIDE

VERANDA 13'9" x 5'3" flagged with power and light. Vehicular and pedestrian access off Magpie Lane. Gravel car parking area for two cars. Exterior lighting and outside tap. Block paved rear yard.

GARDENS

The front garden enjoys a Southerly aspect, is fronted by a brick wall and comprises lawn, various shrubs and specimen trees and conifers.

SERVICES

All mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX

Band C.

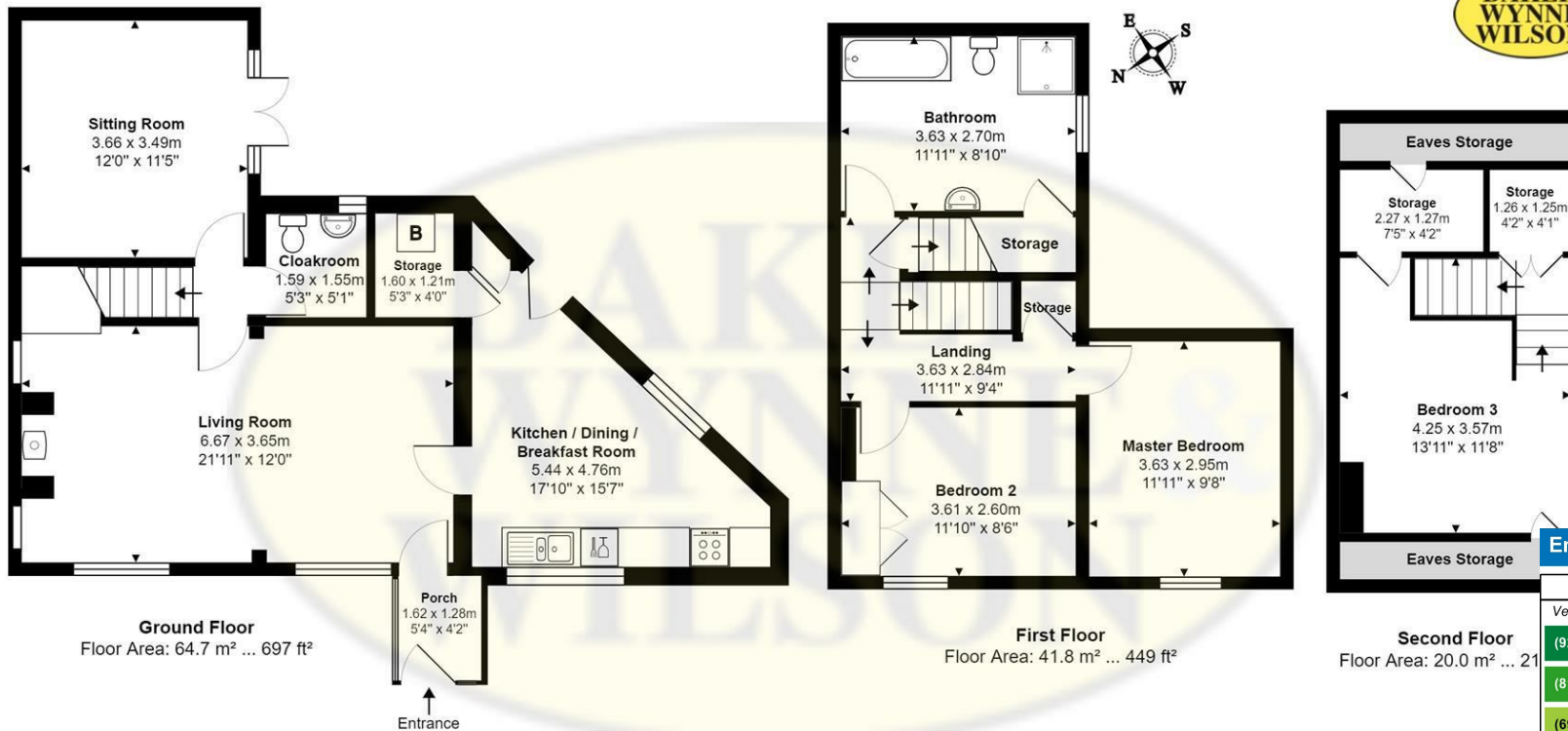
VIEWING

By appointment with BAKER, WYNNE & WILSON
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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48 WISTASTON ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 6QL

Approximate Gross Internal Area: 126.5 m² ... 1361 ft² (excluding eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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