



'Silver Trees', 61 Coppice Road, Willaston, Nantwich, CW5 6QD

Offers Around £500,000

**BAKER
WYNNE &
WILSON**

A WELL APPOINTED DETACHED FAMILY HOME SET IN A PRIVATE CUL-DE-SAC, CONVENIENT TO ALL SURROUNDING BUSINESS CENTRES. TREMENDOUS POTENTIAL. DOUBLE GLAZED, GAS FIRED CENTRAL HEATING.

SUMMARY

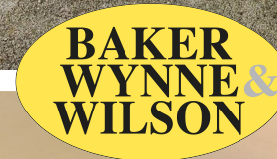
Enclosed Entrance Porch, Entrance Hall, Living, Sitting Room, Conservatory, Dining Room, Cloakroom, Kitchen. First Floor: Four Bedrooms, Family Bathroom, Attached Double Garage.

DESCRIPTION

This detached property is an individual detached family home situated in a private cul-de-sac of two other properties constructed of traditional brick under a Marley tiled roof. The whole occupies a particularly generous sized plot with parking for several vehicles within the driveway. There is a lawned area towards the front and a secluded South West facing rear garden. Coppice Road has always proved to be a desirable residential locality being well established and containing a wide variety of housing designs. Over the years the property has had further improvements and has been extended with the original garage being converted into a reception room and the new double garage being built towards the side of the dwelling. The whole offers further potential as it does require some improvements in the kitchen and bathroom areas but offers tremendous scope for the right desiring purchaser.

DIRECTIONS

Proceed along Crewe Road towards The Peacock Hotel, straight on at the roundabout, take the second turning on the right to Coppice Road, continue for a short distance and the property is situated on the right.



LOCATION AND AMENITIES

Willaston is a thriving village mid way between the centres of Nantwich and Crewe offering a range of day to day facilities with the highly recommended primary school, various shops, two public houses and a social club. The larger centres are two miles distance being Nantwich and the business centre of Crewe with its fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes). The M6 (junction 16) is approximately 10 miles.

ACCOMMODATION

With approximate measurements comprises:

ENCLOSED DOUBLE GLAZED ENTRANCE PORCH

Leads to:

ENTRANCE HALL

Two radiators, access to the cloakroom.

CLOAKROOM

With hand basin, low level W/C, radiator.

LOUNGE

17'3" x 11'1"

Stone feature fireplace and hearth, three wall light points, TV point, ceiling cornices, double glazed doors.

DINING ROOM

16'11" x 15'8"

With serving hatch, radiator, double glazed window.

CONSERVATORY

12'1" x 11'6"

Brick and uPVC construction, radiator, two wall light points, ceramic tiled floor.



SITTING ROOM

12'2" x 11'8"

Two double glazed windows, oriel bay window, two radiators, fitted gas fire.

KITCHEN

17'4" x 8'5"

Incorporating breakfast area, one and half bowl sink unit, oak style units, Neff double oven, four burner gas hob unit, extractor hood, part tiled walls, double glazed windows, tiled floor, part tiled walls, personal door to side, integrated fridge freezer.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

BEDROOM

17'3" x 12'

Radiator, double glazed window.

BEDROOM

11'2" x 8'9"

Radiator, double glazed window.

BEDROOM

12'5" x 12'7"

Radiator, double glazed window.

BEDROOM

12'7" x 11'4"

Radiator, double glazed window

BATHROOM

9'5" x 8'5"

Four piece suite, radiator, part tiled walls, double glazed window. Store cupboard housing Worcester Bosch boiler central heating and domestic hot water.

OUTSIDE

Attached is a brick built GARAGE 17'0" x 16'7" with automated roller door, power and light and personal door to rear of the property, water tap point. To the front of the home there is a tarmac driveway with ample parking and turning area, lawned area with conifers and mature trees. Access to the rear garden.

The rear garden is South West facing being private with conifer hedging

SERVICES

All mains services.

N.B. Tests have not been made of electrical, water, 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.

COUNCIL TAX

Band G.

VIEWING

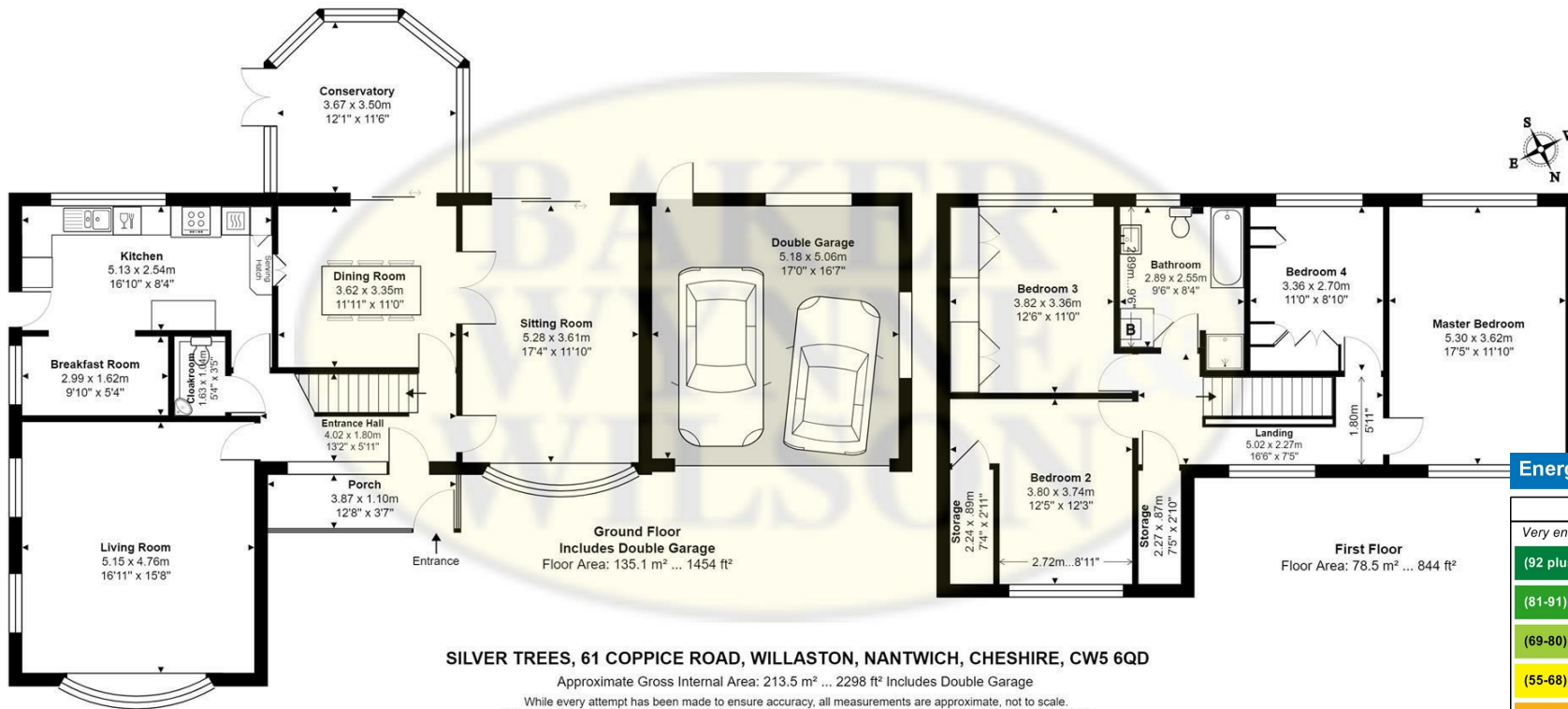
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





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SILVER TREES, 61 COPPICE ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 6QD

Approximate Gross Internal Area: 213.5 m² ... 2298 ft² Includes Double Garage
 While 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		82
(69-80)	C	67	
(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	

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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