



Ferndale, 21 Eastern Road, Willaston, Nantwich, CW5 7HT
Guide Price £225,000

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AT ATTRACTIVE AND PARTICULARLY SPACIOUS EDWARDIAN SEMI DETACHED HOUSE REQUIRING SOME MODERNISATION, WITH PLENTY OF OFF ROAD PARKING AND A 60FT REAR GARDEN, 200 YARDS FROM WILLASTON VILLAGE CENTRE.

SUMMARY

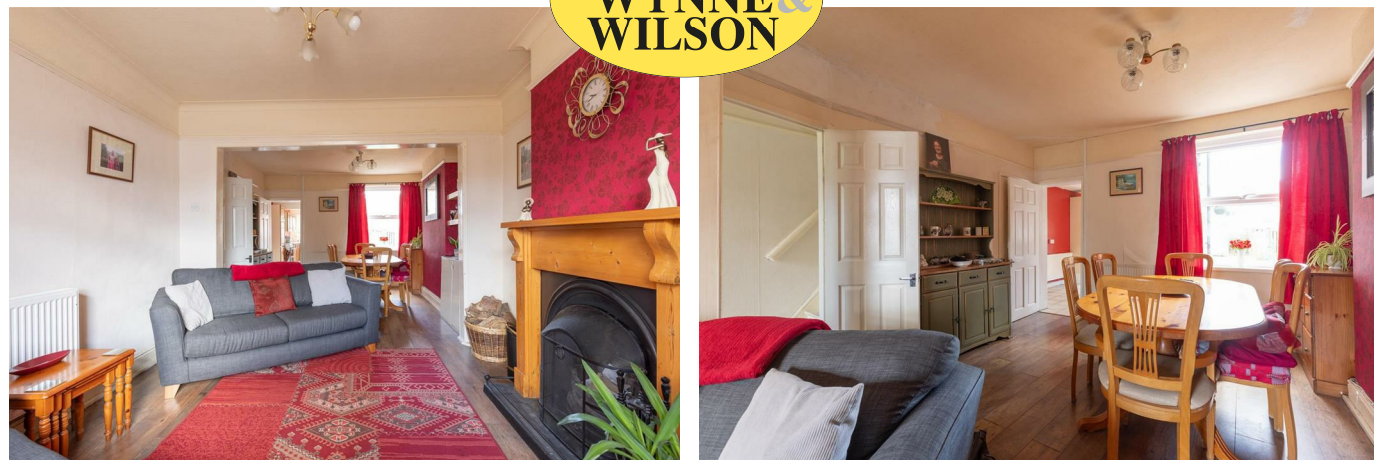
Entrance Porch, Entrance Hall, Living Room open to Dining Room, Kitchen/Breakfast Room, Landing, Three Bedrooms, Bathroom, Loft Room, Gas Central Heating, uPVC Double Glazed Windows, Shared Vehicular Access to side, Car Parking Space, Gardens.

DESCRIPTION

Ferndale was probably built in around 1910 of brick under a tiled roof and is fronted by a concrete car parking area. The house was extended and modernised by the current owner in the 1980's. Homes of this age naturally combine period details and quality of build and this is no exception. The house now needs some modernisation and updating and offers enormous potential to be developed and enhanced. There is a lovely flow of accommodation with two reception rooms, a large kitchen/breakfast room, three double bedrooms and a loft room.



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LOCATION & AMENITIES

The property is located in an established residential area, 200 yards from Willaston village centre. 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 callender and community groups, plus a church and mini supermarket. 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 two 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 it 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.

DIRECTIONS

From our office in Pepper Street, turn right onto Beam Street, straight on into Millstone Lane and at the first roundabout, take the second exit towards Churches Mansion, then take the first exit onto London Road/B074 at the second roundabout. Continue to follow the B074 onto Newcastle Road/A51. At the roundabout, take the second exit onto Cheerbrook Road, continue to the end of the road, turn left onto Wybunbury Road, and right just before the level crossing, left onto Eastern Road. The property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Composite entrance door.

ENTRANCE HALL

Wood laminate floor, picture rail, radiator.



LIVING ROOM OPEN TO DINING ROOM

22'8" plus bay x 11'7" overall

LIVING ROOM

12'3" into bay x 11'3"

Open fireplace with cast grate and inset, pine surround, double glazed bay window, picture rail, ceiling cornices, wood laminate floor, radiator.

DINING ROOM

11'6" x 11'6"

Wood laminate floor, picture rail, understairs store, radiator.

KITCHEN/BREAKFAST ROOM

20'0" x 9'1"

Stainless steel one and half bowl single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, pantry cupboard, plumbing for washing machine, composite door to rear, two double glazed windows, tiled floor, radiator.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft. Steps to Loft Room.

LOFT ROOM

14'0" x 8'8"

Double glazed roof light, wood laminate floor, built in cupboards and drawers, radiator.

BEDROOM NO. 1

15'0" x 10'6"

Fireplace, two double glazed windows, radiator.

BEDROOM NO. 2

14'8" x 9'1"

Two double glazed windows, radiator.

BEDROOM NO. 3

11'7" x 8'10"

Wood laminate floor, cupboard housing Worcester gas fired central heating boiler, radiator.

BATHROOM

5'6" x 5'6"

Fully tiled walls, white suite comprising panel bath with Triton shower over, pedestal wash basin and low flush W/C, radiator.

OUTSIDE

Shared vehicular access to the side. Car parking space. Outside tap.

GARDENS

The rear garden extends to about 60 feet and is lawned with shrubs.

SERVICES

All mains services are connected to the property. 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.

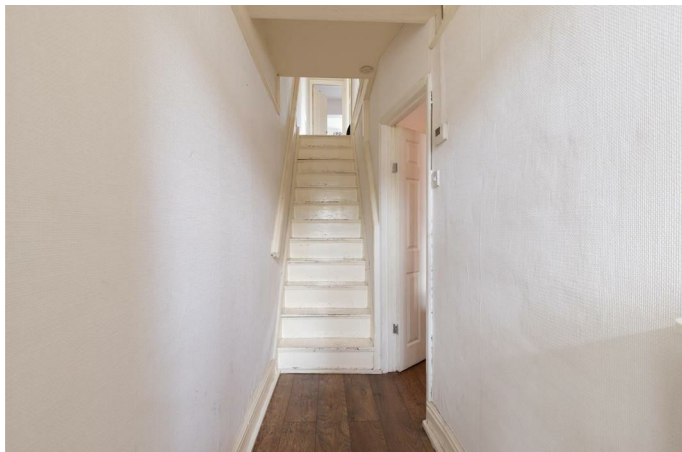
COUNCIL TAX

Band C.

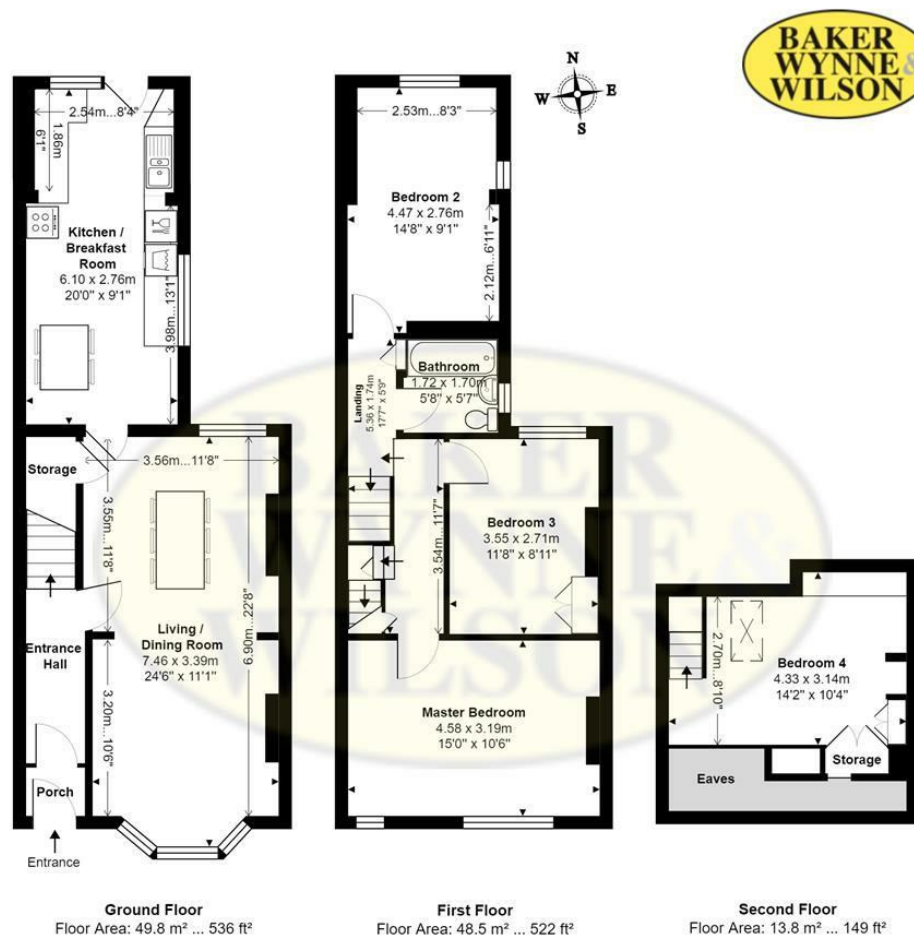
VIEWING

By appointment with Baker Wynne and Wilson
Tel: 01270 625214
E81






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FERNDALE, 21 EASTERN ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 7HT

Approximate Gross Internal Area: 112.1 m² ... 1206 ft² (excluding eaves)

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		80
(69-80) C		
(55-68) D	57	
(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