



1 Park Road, Willaston, Nantwich, CW5 6PW

Guide Price £250,000

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WYNNE &  
WILSON**

AN ATTRACTIVE SEMI DETACHED BUNGALOW WITH GREAT POTENTIAL AND LARGE SOUTH WEST FACING GARDENS, HOLDING A PRIME POSITION IN THE HEART OF WILLASTON.

## SUMMARY

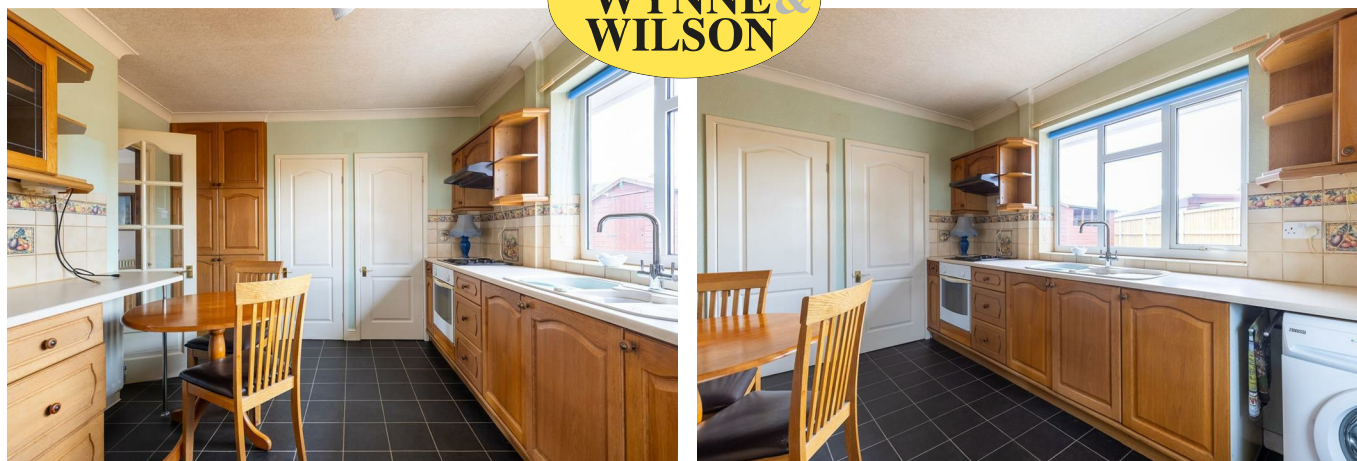
Living room/dining room, kitchen, side porch, two double bedrooms, bathroom, gas central heating, uPVC double glazed windows, garage, car parking space, large gardens.

## DESCRIPTION

The property was built in the 1960s of brick under a tiled roof and the approached off Wistaston Road, is over a flagged drive. It has been in the same ownership for 40 years and is offered for sale with no ongoing chain.

The bungalow now requires some updating but in many ways that is central to the appeal of the property, as the future owner can implement their own ideas and design both internally and externally.

With large gardens to the South and West the bungalow lends itself to enlargement and a garage block/workshop could be built subject to planning permission.



## LOCATION AND AMENITIES

1 Park Road is ideally located in the heart of Willaston, about 150 yards from the 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, selection of public houses, village hall with an active social calendar and community groups, plus the church and mini supermarket. Cheerbrook Farm shop is close by and provides a farm shop, café and butchers.

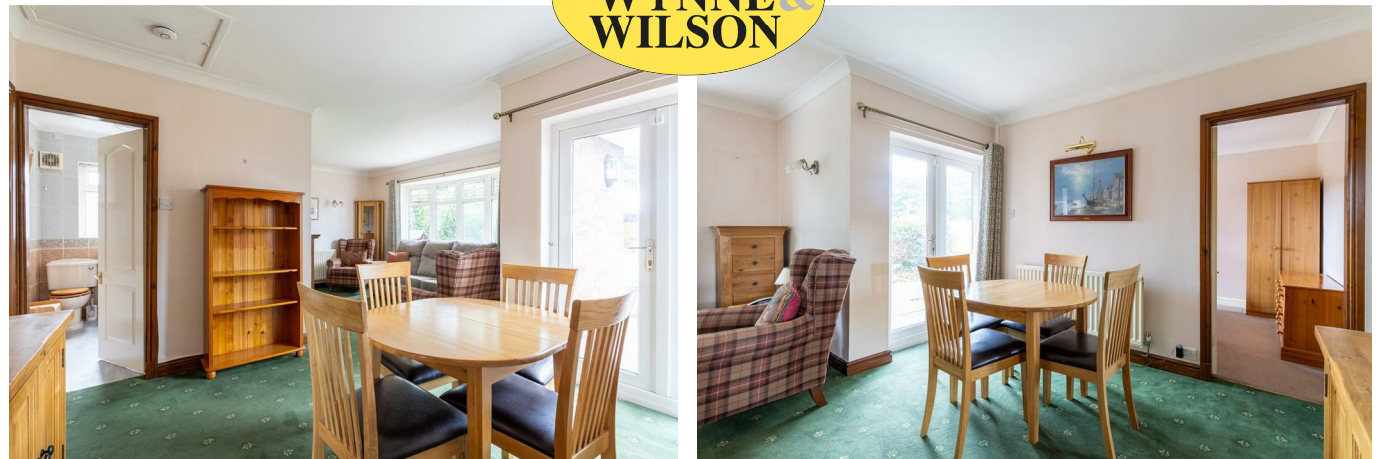
The historic market town centre of Nantwich is a short travelling distance away, approximately two miles, and is renowned for its beautiful architecture and character. The town offers an excellent selection of individual independent shops, eateries, restaurants and bars and also provides more extensive 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 Euston (90 minutes) and other major cities.

## DIRECTIONS

From Nantwich take the main Crewe road and proceed for about 0.8 of a mile to the roundabout. Take the third exist (signed Willaston), into Park Road, proceed for half a mile to the end of the road, turn left on to Wistaston Road and the entrance to no.1 is immediately on the left hand side.



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## THE ACCOMMODATION

With approximate measures

### LIVING ROOM/DINING ROOM

18'3" x 16'5"

Open fireplace with composite marble inset fireplace and hearth, timber surround and living flame coal effect gas fire, access to boarded loft, picture light, three single wall lights, double glazed bay window, double glazed French windows to front, ceiling cornices, two radiators.

### KITCHEN

12'4" x 9'9"

1 1/2 bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Indesit integrated oven and four burner hob unit with extractor hood above, built in cupboards, laminate floor, ceiling cornices, radiator.

### PANTRY

4'04" x 2'8"

Shelving, window and Valliant gas combi boiler (2021)

### BATHROOM

7'8" x 6'0"

Fully tiled walls, cream coloured suite comprising panel bath with Mira shower over, pedestal hand basin and low flush WC, built in cupboard, radiator.

### BEDROOM

12'0" plus recess x 11'2"

Ceiling cornices, radiator.

### BEDROOM

10'5" x 9'3"

Ceiling cornices, radiator.

### OUTSIDE

PRE CAST GARAGE 19'8" x 10'1" - up and over door, personal door, power and light. car parking space, outside tap, exterior lighting. flagged yard with shed, deck with summer house (7'6" x 6'0")

### GARDENS

The gardens are extensively lawned with flower and herbaceous borders, rockery, conifers, fir trees, Laurel and hawthorn boundaries.

### COUNCIL TAX BAND C

### SERVICES

All mains services are connected.

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

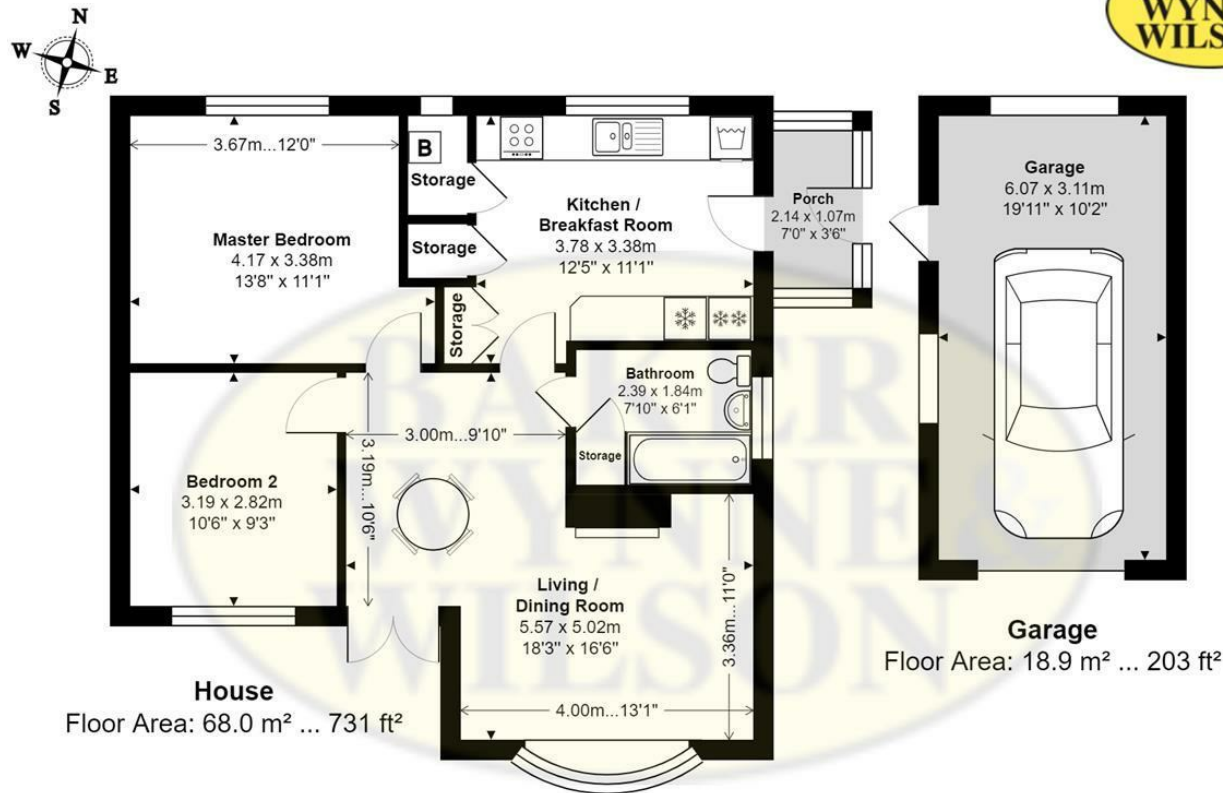
### VIEWINGS

By Appointment with Baker Wynne & Wilson  
01270 625214





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Approximate Gross Internal Area: 86.8 m<sup>2</sup> ... 935 ft<sup>2</sup> Includes Garage

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.  
Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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