



26 Park Road, Willaston, Nantwich, CW5 6PW

Guide Price £195,000

**BAKER
WYNNE &
WILSON**

AN IDEAL HOME FOR FIRST TIME BUYERS OR DOWNSIZERS.

This well presented two bedroom terrace house in Willaston is a must see. With a large garden spanning 100+ft, convenient off road parking for two cars and adequate living space.

SUMMARY

Living Room, Dining Room, Kitchen, Bathroom, Two Double Bedrooms, Large Garden And Off Road Parking For Two Cars.

DESCRIPTION

This two-bedroom mid-terrace home is situated in the desirable area of Willaston. With well-proportioned living spaces, a modern kitchen, a stunning 100+ft south-west facing garden, and off-road parking for two cars, the property offers excellent accommodation perfect for couples, small families, or investors. The home is thoughtfully designed with practical living areas, ample storage, and tasteful features throughout.

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 calendar 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 on Pepper Street, turn right onto Beam Street and continue straight into Millstone Lane. At the first roundabout, take the first exit onto Crewe Road and head towards The Peacock roundabout. Take the third exit onto Park Road, continue for approximately 0.6 miles, and the property will be on your right.

LIVING ROOM

11'7" x 10'11"

The living room features a UPVC double-glazed window to the front, bringing in plenty of natural light. The room has Oak wooden flooring, a pendant light, a radiator, and power sockets.

DINING ROOM

11'8" x 11'2"

The dining room is a bright and versatile space with Oak wooden flooring and a UPVC double-glazed window overlooking the rear of the property. The room also includes a radiator, pendant light, and useful under-stairs storage.

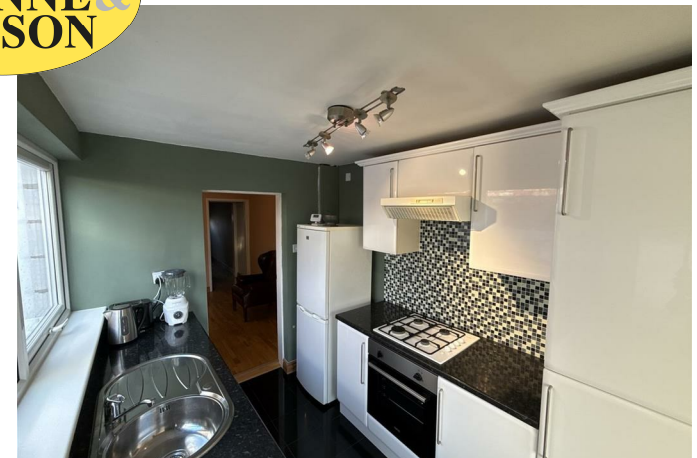
KITCHEN

10'1" x 6'11"

The kitchen is a functional space with a UPVC double-glazed window to the side and a back door leading to the garden. It is fitted with a stainless steel single bowl sink, Zanussi oven, four-ring gas hob, and a Moffat extractor fan. The white gloss cupboards above and below the black work surface provide ample storage, and the tiled flooring and splashback add practicality. There is also plumbing for a washer/dryer and space for a fridge.



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BATHROOM

6'9" x 5'5"

The bathroom is fully tiled and includes a pedestal sink, low-flush WC, and a panelled bath with an Aquatronic electric shower. A frosted UPVC double-glazed window to the rear ensures privacy while allowing in natural light. The room also has an extractor fan and radiator.

BEDROOM 1

15'0" x 11'0"

The first bedroom is a spacious and bright room with a UPVC double-glazed window to the front of the property. It includes a pendant light, carpeted flooring, ceiling cornices, and a radiator. There is also access to the loft.

BEDROOM 2

11'8" x 11'4"

The second bedroom overlooks the rear of the property through a UPVC double-glazed window. It features carpeted flooring, a radiator, pendant light, and ceiling cornices. A built-in storage cupboard with shelving offers additional storage.

OUTSIDE

The property by a paved drive with space for two parking spots.

GARDEN

The property benefits from a 100+ft south-west facing garden. A flagged path leads from the back door to a patio area, ideal for outdoor seating. The garden is gravelled for easy maintenance and includes two slate-lined planting areas, a wooden shed, and a separate wooden storage unit. Fence panelling provides privacy, and there is a side gate for access to the front of the property.

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 B

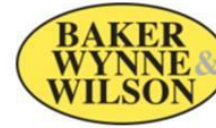
VIEWINGS

By appointment with Baker Wynne and Wilson
012370 625214





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Ground Floor
Floor Area: 38.6 m² ... 415 ft²

First Floor
Floor Area: 31.2 m² ... 336 ft²

26 PARK ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 6PW

Approximate Gross Internal Area: 69.8 m² ... 751 ft²

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		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property



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Interested? Let's Talk 01270 625214
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