



Cherry Trees, Rookery Park Off Main Road, Worleston, Nantwich, C
Guide Price £450,000



In association with



A PARTICULARLY ATTRACTIVE SEMI DETACHED COTTAGE STYLE PROPERTY OCCUPYING A DELIGHTFUL LOCATION WITHIN A PARKLAND SETTING.

GAS FIRED CENTRAL HEATING AND WORKBURNER, HARDWOOD DOUBLE GLAZED WINDOWS. OPEN ASPECT

SUMMARY

Entrance Hall, L Shaped Living Room/Dining Room, Breakfast Kitchen, Utility/Side Entrance Hall, Sitting Room. First Floor: Three Double Bedrooms, Bathroom, Staircase leading to an Attic Room. Outside: Gardens to the front, side and rear, Pre-cast Garage.



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DESCRIPTION

This enchanting semi detached country cottage style property has been in the same ownership for some 60 years plus, being constructed of brick under a tiled roof. The family have undertaken various improvements over the years including a two storey extension towards the rear. The deceptive accommodation has the benefit of hardwood double glazed windows and gas central heating which is presently run from the Rayburn located in the kitchen along with heating by woodburner. The main reception room, located towards the front has a pleasant aspect whilst towards the rear there is an additional reception room/sitting room which opens up to the rear garden and enjoys enchanting views over the parkland.

Note there is also an additional secluded garden area located towards the rear of the adjoining cottage which is also being sold with Cherry Trees, therefore, the whole occupies a generous plot, garden/orchard areas, various patio areas which enjoy a South Westerly aspect.



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DIRECTIONS

From our Nantwich office, proceed along Beam Street to the traffic lights at the Barony Park, turn left, straight through the next set of traffic lights to the major round about and turn right following the signs for Church Minshull/Winsford/Worleston, proceed along here for some two miles, past Rookery Hall Hotel on the right hand side and the next entrance. Take the next right almost opposite Barons Road, proceed down this unadopted road and the property is situated towards the top end on the left hand side.

LOCATION & AMENITIES

Rookery Park was once part of the Rookery Hall Estate. Worleston Village itself is within immediate walking distance being a sought after semi rural hamlet with a variety of day to day facilities such as a general store, public house, primary school, church, luxury hotel and spa, well equipped village hall for use and enjoyment of the local community. Nantwich is some two miles distance and has a more comprehensive selection of facilities and amenities

whilst the larger centre of Crewe being some six miles with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes).

ACCOMMODATION

Comprises:

ENTRANCE HALL

With hardwood door, radiator, hardwood window.

L SHAPED LIVING ROOM/DINING ROOM

Exposed inglenook style fireplace housing large wood burning stove with timber mantle, display alcoves, wall light points, tv point, two double glazed hardwood windows to the front and side, two radiators, and telephone point. Double glazed patio sliding doors leading into the kitchen.

BREAKFAST KITCHEN

With a superb range of units with stainless steel twin drainer sink unit with cupboards and drawers under, base units, work surfaces, various wall cupboards, storage cupboards, electric cooker point, Rayburn Nouvelle gas fired boiler for central heating and domestic hot water, three double glazed hardwood windows, part tiled walls, double



glazed patio sliding doors leading to a side entrance hall/utility area.

SIDE ENTRANCE/UTILITY AREA

Hardwood personal door to side with plumbing for washing machine. Alarm.

SITTING ROOM

TV and telephone points, one radiator, pair of hardwood double glazed French doors opening to rear patio and lawn with a delightful aspect over gardens and parkland.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR

BEDROOM

Two hardwood double glazed windows, two radiators, recess for wardrobes.

Access to a secondary staircase to an attic room with eaves storage, skylight, power and light, storage area and window.

BEDROOM

Two double glazed hardwood windows, TV and telephone points, three radiators.

INNER LANDING

Radiator.

BATHROOM

White suite comprising panel bath, pedestal wash basin, low level W/C, shower cubicle with power unit, built in storage area, large airing/linen cupboard with hot water cylinder with further shelving, decorative tiled walls, heated towel rail. Hardwood double glazed window.

BEDROOM

Two radiators, hardwood double glazed window with an aspect towards the rear, TV and telephone point. Delightful views.

OUTSIDE

Lawned area towards the front with borders (cottage style), further side lawned area, (including borders) leading to the rear lawned area, borders which is well secluded and has a pleasant aspect. Pathway leading to a secret garden which is fully enclosed with conifers and laid to lawn. Partially shared driveway leading to substantial precast tandem style garage with a workshop area, power and light, windows to front, personal door to side, two wooden doors to front. Newly constructed patio area at the rear of the garage.



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Note: Plan is for identification purposes only.

SERVICES

Water, electricity and gas. Drainage is via a private treatment plant which serves a total of five properties within the lane and this was installed in 2018. 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.

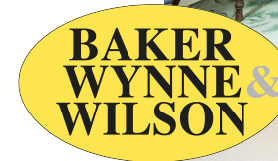
COUNCIL TAX

Band D.

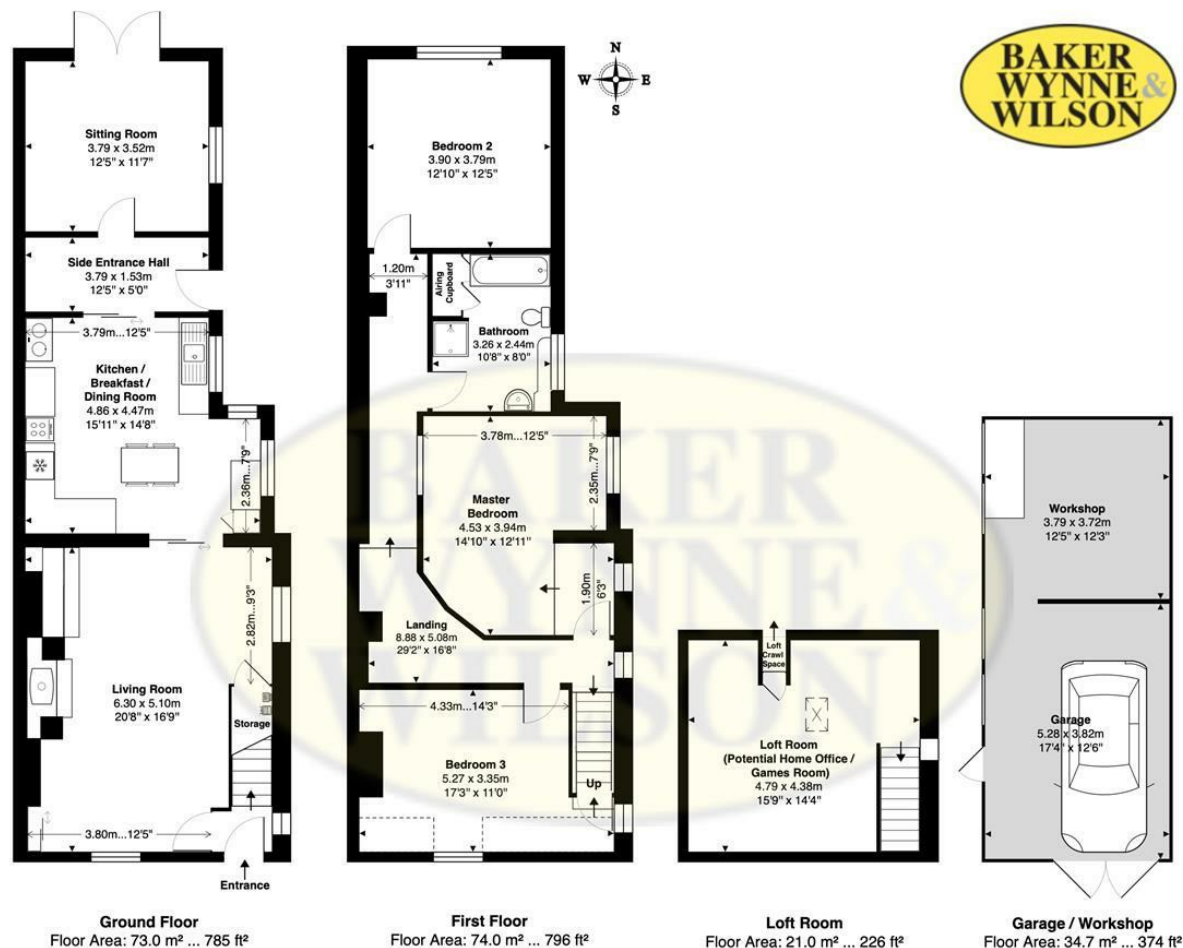
VIEWING

By appointment with Baker Wynne & Wilson

01270 625214







CHERRY TREES, ROOKERY PARK, OFF MAIN ROAD, WORLESTON, NANTWICH, CHESHIRE, CW5 6DJ

Approximate Gross Internal Area: 202.6 m² ... 2181 ft² Includes Garage / Workshop

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		
(69-80) C		
(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	

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