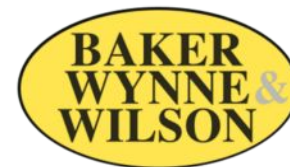




**32 Moorfields, Willaston**

Guide Price **£269,500**



in association with





## 32 Moorfields

Willaston, Nantwich

AN EDWARDIAN SEMI DETACHED HOUSE WITH  
EXTENSIVE POTENTIAL AND A LARGE SOUTH FACING  
REAR GARDEN ENJOYING AN OPEN ASPECT IN THE  
HEART OF THE VILLAGE

Council Tax band: TBD

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





## 32 Moorfields

Willaston, Nantwich





## SUMMARY

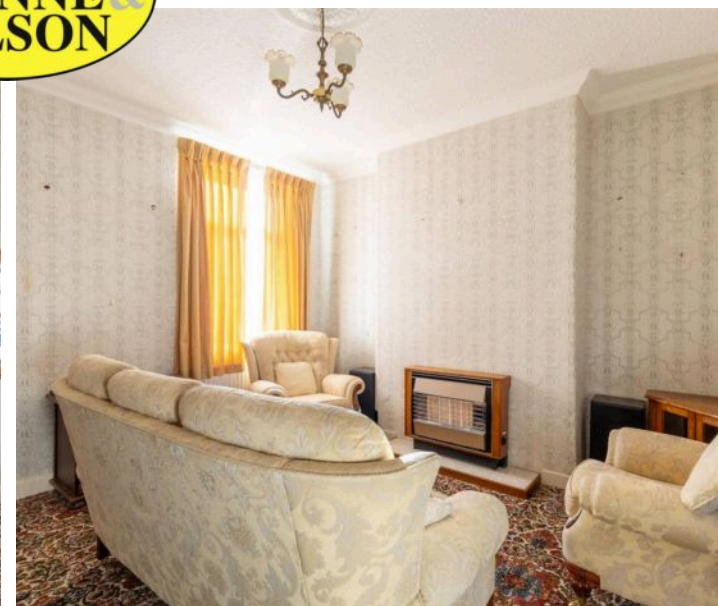
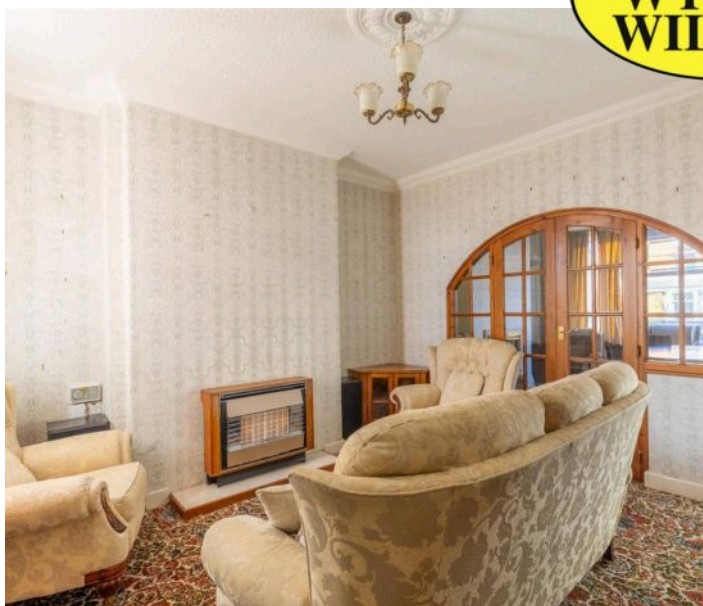
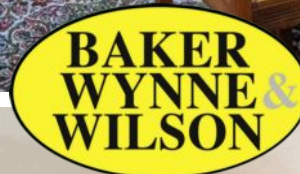
Entrance Porch, Entrance Hall, Living Room, Sitting Room, Kitchen, Utility/Cloakroom (with W/C), Landing, Two Double Bedrooms (potential to make it into a 3 bedroom property), Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Brick Tool Store and Workshop, Car Parking Space for up to two cars, 110 foot Rear Garden.

## DESCRIPTION

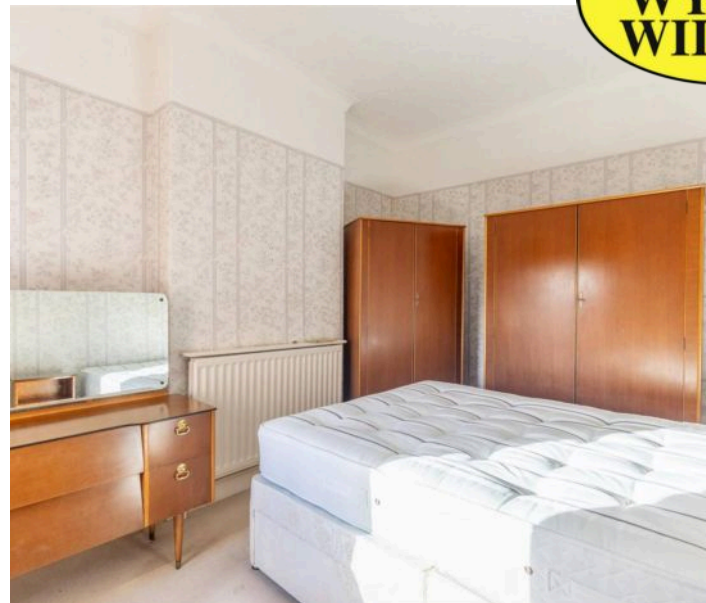
32 Moorfields comprises a semi detached house built in around 1905 of brick under a tiled roof. It has been a much loved family home and comes to the market for the first time since 1963. The house presents a hugely appealing buying opportunity, being offered with no ongoing chain and having not only extensive potential, but also a fantastic South facing rear garden. The house is of charm and character and extends to about 1,000 square feet.

## LOCATION & AMENITIES

The property is located in an established residential area, about 150 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.











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WILSON**







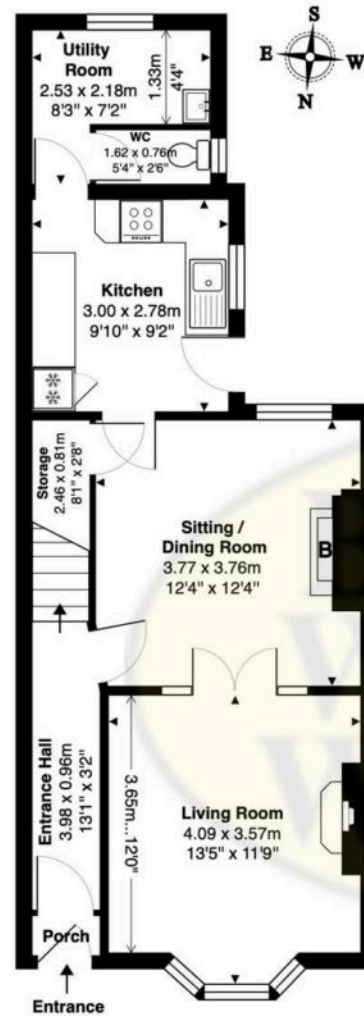
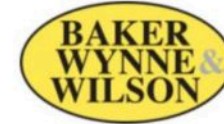
**BAKER  
WYNNE &  
WILSON**



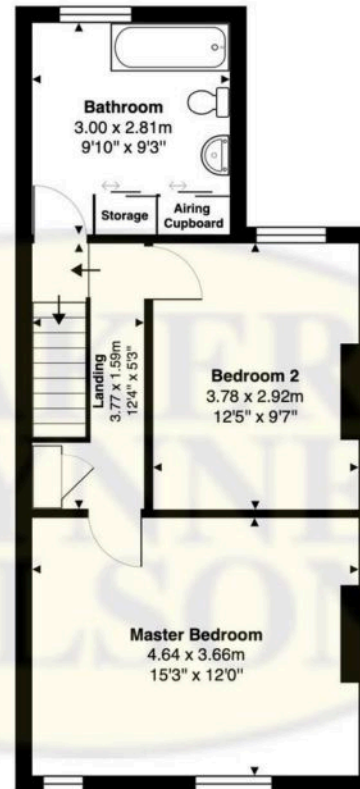




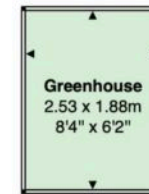




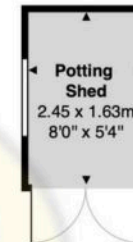
**Ground Floor**  
Floor Area: 50.7 m<sup>2</sup> ... 545 ft<sup>2</sup>



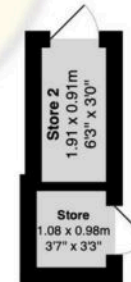
**First Floor**  
Floor Area: 43.9 m<sup>2</sup> ... 472 ft<sup>2</sup>



**Greenhouse**  
Floor Area: 4.8 m<sup>2</sup> ... 51 ft<sup>2</sup>



**Potting Shed**  
Floor Area: 4.0 m<sup>2</sup> ... 43 ft<sup>2</sup>



**Stores**  
Floor Area: 2.9 m<sup>2</sup> ... 31 ft<sup>2</sup>

### 32 MOORFIELDS, WILLASTON, NANTWICH, CHESHIRE, CW5 6QY

Approximate Gross Internal Area: 106.3 m<sup>2</sup> ... 1144 ft<sup>2</sup> (Includes Stores, Potting Shed and Greenhouse)

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 2025. Copyright.

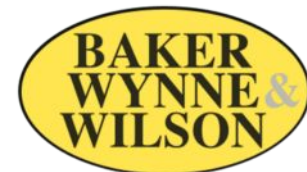




## Baker Wynne & Wilson

Baker Wynne & Wilson, 38 Pepper Street - CW5 5AB

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