



“West View”, Coppice Road, Willaston CW5 6QA

CHESHIRE  
LAMONT

A simply charming two bedroom period house situated down a tranquil lane within the heart of Willaston village affording well arrayed accommodation of immense character and appeal with a delightful cottage style garden and driveway providing parking facilities for two vehicles. Viewing highly recommended.

- A most charming two bedroom period property
- Situated within the highly regarded village of Willaston
- Standing in a lovely position along a tranquil lane
- Well presented accommodation of superb character and appeal
- Benefiting from a driveway and lawned rear garden
- Snug/dining hall with log burning stove and spacious living room with bi-folding doors to garden
- Dining kitchen with NEFF appliances and oak topped dining island
- Two first floor bedrooms and bathroom
- Ideally situated for easy access to historic Nantwich, Crewe mainline train station and the M6
- Viewing highly recommended

#### Agents Remarks

This superb period cottage is located on a tranquil lane off Coppice Road within the popular village of Willaston which provides excellent junior schooling, shops and facilities that cater for day-to-day requirements and is only a short distance away from the charming historic town of Nantwich. The property incorporates a full range of attractive and appealing features and we highly recommend a viewing.

#### Property Details

A double width block paved drive stands to the front of the property and quarry step ascends to a uPVC double glazed composite door allowing access to:

#### Snug/Dining Hall 12' 4" x 11' 10" (3.77m x 3.61m)

A lovely entrance to the property with a full height uPVC sectional double glazed window to front elevation, chimney breast incorporating a log burning stove upon tiled hearth with oak beam over, ceiling beams, staircase ascending to first floor, radiator, high quality flooring and a sectional glazed door leads to:

#### Living Room 17' 7" max x 16' 8" (5.35m max x 5.08m)

A super reception room with lovely aspects over the private rear garden via 3-panel bi-folding doors, radiator, ceiling beam, high quality flooring, panelled walling, wall light points, uPVC double glazed window to front elevation and a sectional glazed door leads to:



**Dining Kitchen 14' 4" x 11' 3" (4.37m x 3.43m)**

Superbly appointed with a range of oak fronted shaker style base and wall mounted units, central oak topped dining island incorporating drawers beneath, NEFF built-in electric slide and hide oven with NEFF induction hob and filter canopy above, plumbing for dishwasher, plumbing for washing machine, one and a half bowl sink with mixer tap, coved ceiling, recessed ceiling lighting, uPVC double glazed window to rear elevation overlooking garden, door to cloaks cupboard incorporating a wall mounted gas fired central heating boiler, uPVC double glazed door to garden and high quality flooring.

**First Floor Landing**

With access to loft space and a door leads to:

**Bedroom One 11' 9" x 9' 1" (3.59m x 2.78m)**

Enjoying lovely views over the rear garden via a uPVC double glazed window, uPVC double glazed window to front elevation and radiator.

**Bedroom Two 9' 1" x 11' 10" (2.78m x 3.61m)**

With a uPVC double glazed window to front elevation, ornate period fireplace surround and radiator.

**Bathroom 5' 5" x 6' 5" (1.66m x 1.95m)**

With a panelled bath incorporating rain shower and additional shower attachment, vanity wash basin with cupboards beneath, WC, chrome towel radiator, fully tiled walls, recessed ceiling lighting and a uPVC double glazed window.

**Externally**

The pretty rear cottage style garden is secluded and sheltered by high hedging with an Indian stone paved patio and an elevated lawned garden area leads to a slate area at the rear with a five bar gate allowing access to the lane. A double width drive stands to the front of the house providing parking facilities for two vehicles.

**Tenure**

Freehold.

**Services**

All main services are connected (not tested by Cheshire Lamont).

**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

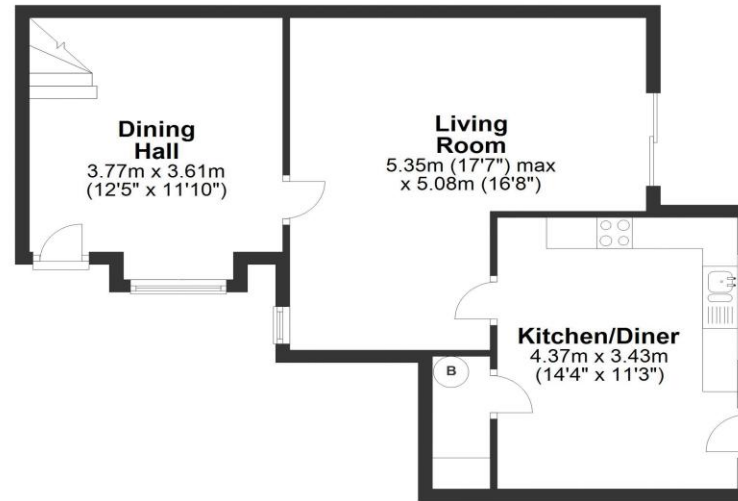
From Nantwich proceed along Crewe Road towards Crewe. After passing over the roundabout at Willaston continue for 400 yards and turn right into Coppice Road. Continue towards the Village centre and the property is located down a side lane on the right hand side.





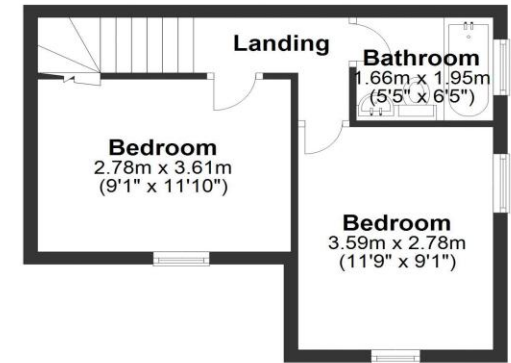
### Ground Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



### First Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

46A High Street  
Tarpорley  
Cheshire CW6 0DX  
Tel: 01829 730700

4 Hospital Street  
Nantwich  
Cheshire CW5 5RJ  
Tel: 01270 624441