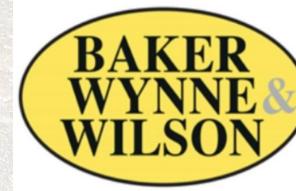




52 Wistaston Road, Willaston, Nantwich, CW5 6QL
Guide Price £159,950



In association with



A CHARMING END TERRACED COTTAGE LOCATED IN THE CENTRE OF A VIBRANT VILLAGE COMMUNITY. DOUBLE GLAZING AND GAS-FIRED CENTRAL HEATING, WITH A PARKING SPACE AT THE REAR.

SUMMARY

Entrance Hall, Living Room, Sitting Room, Kitchen, Two Bedrooms, Bathroom, Parking space to the rear.

DESCRIPTION

The property is built from brick under a slate roof, forming an end terrace, likely dating back to the late 19th century. It has remained under the same ownership for several years and has recently been rented out. General modernisation has been carried out, although additional enhancements would be advantageous. The ground floor includes a well-proportioned reception room, along with a single-storey kitchen and bathroom extension. On the first floor, there are two spacious bedrooms, with the potential to move the bathroom to this level.

LOCATION & AMENITIES

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 a mini supermarket. There are highly reputable local schools and nursery's easily accessible from the property.

The historic market town of Nantwich is a short travelling distance away, approximately 2 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 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 with future improvements underway.

DIRECTIONS

CW5 6QL

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Double glazed front door, meter cupboard above.





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LIVING ROOM

12'5" x 11'10"

Radiator, double glazed window to front, laminated flooring.

SITTING ROOM

12'1" x 12'0"

Laminated flooring, radiator, double glazed window, TV point, understairs store.

KITCHEN

12'9" x 7'5"

A range of white fronted units, base units, wall cupboards, work surfaces, four burner gas hob, stainless steel electric hood, electric oven, double glazed window, Xpelair, radiator. Access to rear entrance hall.

REAR ENTRANCE HALL

Double glazed door, wall mounted combination boiler for central heating and domestic hot water.

BATHROOM

7'5" x 4'7"

White suite comprising panel bath, pedestal wash basin, low level W/ fully tiled walls, mixer shower unit, double glazed window, heated towel rail.

BEDROOM NO. 1

12'5" x 11'9"

Radiator, double glazed window.

BEDROOM NO. 2

12'2" x 12'0"

Radiator, double glazed window.

OUTSIDE

Towards the rear there is a walled yard area, gravelled parking area. Towards the front there is a hedge lined and a pebbled area being low maintenance.

SERVICES

All mains services are connected to the property.

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

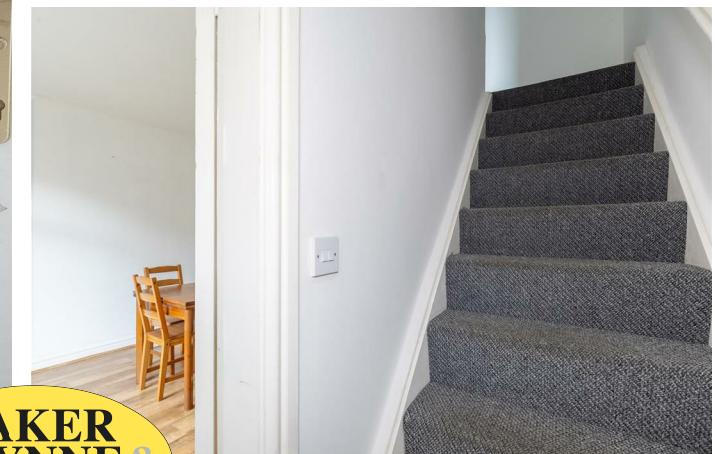
Band B.

VIEWINGS

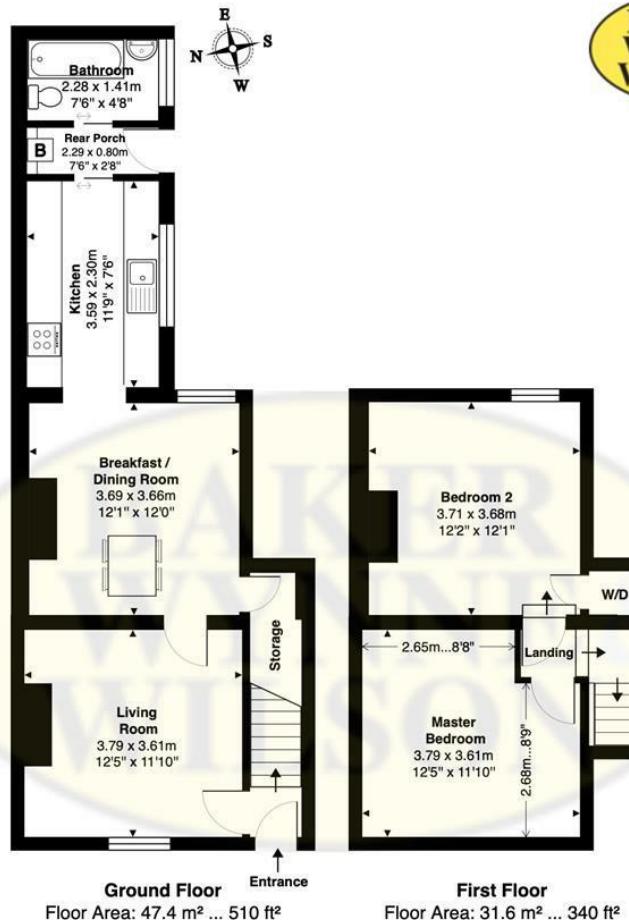
Viewings by appointment with Baker, Wynne, and Wilson.

Telephone: 01270 625214





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52 WISTASTON ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 6QL

Approximate Gross Internal Area: 79.0 m² ... 850 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

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 2026. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		64
(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	

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.