



**2 Cheerbrook Road, Willaston**

Guide Price £275,000

**BAKER  
WYNNE &  
WILSON**

in association with

**GASCONE  
HALMAN**

# 2 Cheerbrook Road

Willaston, Nantwich

2 Cheerbrook Road was built in the 1930's of brick under a tiled roof and is approached over a flagged path from Cheerbrook Road and a gravel drive from Wybunbury Road. The house has undergone extensive works by the current owners since they purchased it some six years ago. This has been sensitively done to keep the character of the house while help and provide the needs of modern day living. Highlights on the ground floor being the living room with wood burning stove, oak flooring, part panelled walls, bespoke cupboards, bay window with original stained glass top lights. The kitchen/breakfast room was refitted in 2020 and includes a Cookmaster range. Upstairs the main bedroom has wall to wall wardrobes and panelled walls. The other bedroom has an original cast fireplace and a well appointed bathroom is fully tiled.

Externally, the gardens extend to the South, East, and West.

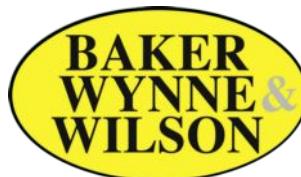
DIRECTIONS - CW5 7EN

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

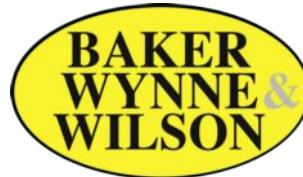
EPC Environmental Impact Rating: D



## 2 Cheerbrook Road

Willaston, Nantwich

The property is located in an established residential area, about 250 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 Euston (90 minutes) and other major cities.



## SUMMARY

Entrance Hall, Cloakroom/Utility, Living Room, Kitchen/Breakfast Room, Landing, Two Double Bedrooms, Bathroom, Gas Central Heating, Double Glazed Windows, Parking Space for Two Cars, Two Large Garden Sheds, Gardens to the Front, Side and Rear.

### Entrance Hall

10' 5" x 6' 11" (3.17m x 2.11m)

### Cloakroom/Utility

3' 11" x 7' 1" (1.19m x 2.17m)

### Living Room

12' 1" x 13' 10" (3.68m x 4.22m)

### Kitchen / Breakfast / Dining Room

9' 11" x 15' 0" (3.03m x 4.56m)

### Landing

2' 11" x 6' 10" (0.88m x 2.08m)

### Master Bedroom

12' 4" x 13' 0" (3.75m x 3.97m)

### Bedroom 2

8' 6" x 10' 10" (2.58m x 3.30m)

### Bathroom

6' 9" x 7' 7" (2.05m x 2.30m)

## SERVICES

All mains services are connected to the property.

## TENURE

Freehold

## COUNCIL TAX

Band C.

## VIEWINGS

Viewing by appointment with Baker, Wynne & Wilson



## FRONT GARDEN

South facing, garden is lawned with shrubs and specimen trees. The side garden is lawned with a deck and pergola. Gravelled carparking area. EV car charging point. Outside taps. Exterior lighting.

## REAR GARDEN

There is a large, South West facing, flagged patio with raised borders to the rear. Two timber constructed garden sheds. Flagged yard.

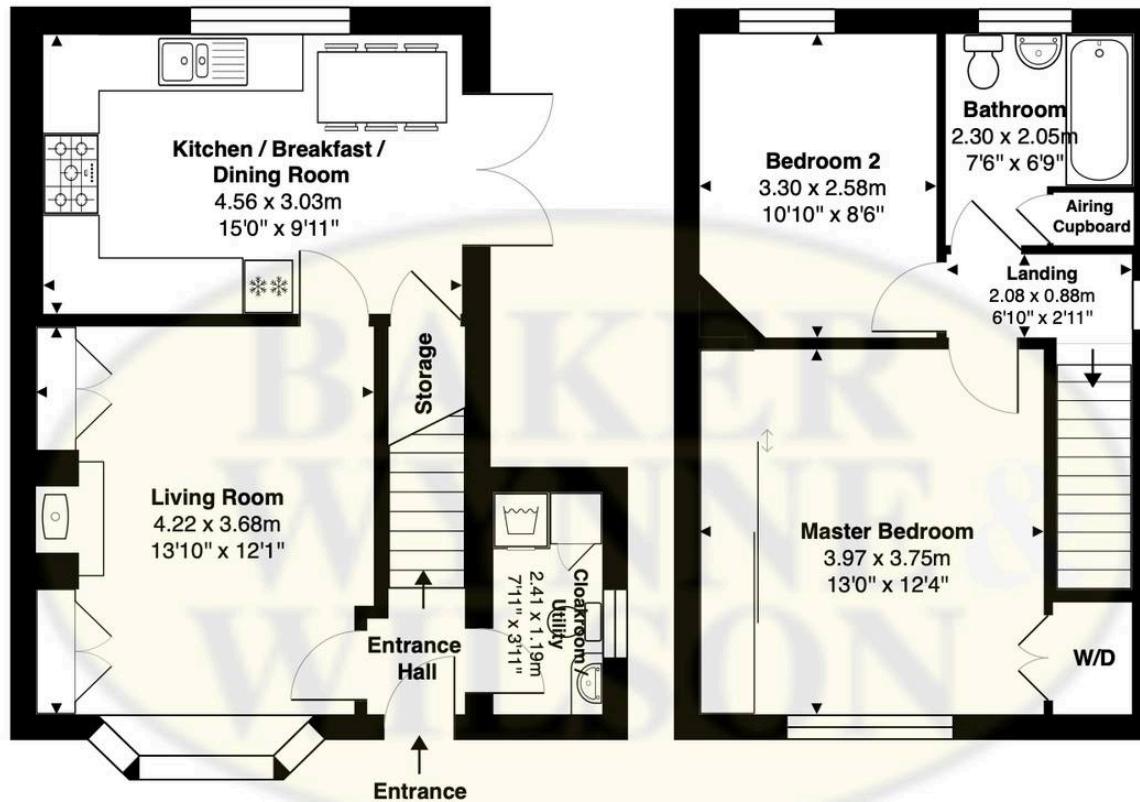
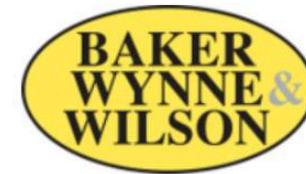




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#### Ground Floor

Floor Area: 38.7 m<sup>2</sup> ... 416 ft<sup>2</sup>

#### First Floor

Floor Area: 34.9 m<sup>2</sup> ... 376 ft<sup>2</sup>

## 2 CHEERBROOK ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 7EN

Approximate Gross Internal Area: 73.6 m<sup>2</sup> ... 792 ft<sup>2</sup>

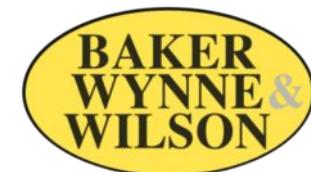
Whilst every attempt has been made to ensure accuracy, all measurements are approximate.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



## Baker Wynne & Wilson

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

01270 625214 • [info@bakerwynneandwilson.com](mailto:info@bakerwynneandwilson.com) • [bakerwynneandwilson.com/](http://bakerwynneandwilson.com/)



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