



STEPHENSON BROWNE

**Wistaston Road, Willaston,  
Nantwich**

CW5 6QP



**Auction Guide £255,000**

## Description

FOR SALE via modern method of auction:  
Starting Bid £255,000 plus reservation fee.

Stephenson Browne are delighted to present this charming and characterful period property located at 131 Wistaston, offering an exciting opportunity for buyers seeking a home full of original features and fantastic potential.

This attractive home retains a wealth of period charm throughout, with many original features still in place, providing a wonderful sense of character and history. While requiring some updating, the property offers a superb opportunity to create a truly stunning home tailored to individual tastes.

The ground floor accommodation comprises a welcoming lounge, ideal for relaxing, alongside a separate dining room perfect for entertaining or family meals. To the rear, the kitchen provides a functional space with scope for modernisation, while a convenient downstairs WC adds to the practicality of the layout.

To the first floor, the property offers two generously sized double bedrooms, both benefiting from excellent natural light and ample space. These are served by a spacious family bathroom, offering plenty of room and potential for enhancement.

The second floor reveals a further impressive loft room occupying the entirety of the top floor, creating a versatile and private space that could be used for a home office, hobby room, or occasional guest space (subject to any necessary consents).

Externally, the property continues to offer potential, with scope to enhance outdoor



areas to complement the internal accommodation.

Situated in a popular and well-established area, Wistaston Road provides excellent access to local amenities, schools, and transport links, making this an ideal purchase for a wide range of buyers.

This is a rare opportunity to acquire a period home brimming with character and potential, offered for sale via the modern method of auction—early interest is highly recommended.



### Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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# Floorplans



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Smartplan ©2024.

# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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