



55 Coppice Road, Willaston

Guide Price **£465,000**



in association with



55 Coppice Road

Willaston, Nantwich

This four-bedroom detached property offers well-balanced accommodation suited to family living. The ground floor features a large entrance hall with useful understairs storage, along with a spacious living room with dual aspect windows and sliding doors providing access to the rear garden. The property also benefits from a separate dining room with dual aspect windows and sliding patio doors leading out to the garden. The kitchen/dining room provides a good amount of storage and includes granite work surfaces, full height cupboards and above and below counter units, along with a breakfast bar and views over the rear garden.

A utility room is located just off the kitchen and includes plumbing for a washing machine and dryer, along with access to the side of the property. From the utility there is access to a downstairs WC, a home office to the front of the property and internal access to the integral garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



55 Coppice Road

Upstairs there are four well-proportioned double bedrooms, one of which benefit from built-in wardrobes as well as a three-piece en-suite. The property also has a family bathroom which includes a three-piece suite with an above-bath shower. Externally, the property is set back from the road and is flanked by mature trees, providing a good level of privacy. To the front there is driveway parking for two vehicles with potential to increase parking depending on any alterations made.

The rear garden includes a patio area, lawn and mature well stocked borders. The property backs onto the well-regarded Willaston Primary Academy.

Willaston is a thriving village mid way between the centres of Nantwich and Crewe offering a range of day to day facilities with the highly recommended primary school, various shops, two public houses and a social club. The larger centres are two miles distance being Nantwich and the business centre of Crewe with its fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes). The M6 (junction 16) is approximately 10 miles.





**BAKER
WYNNE &
WILSON**



REAR GARDEN

75' 6" x 55' 9" (23m x 17m)

The rear garden includes a patio area, lawn and a small pond positioned towards the rear corner. The property backs onto the well-regarded Willaston Primary Academy.

Off street

2 Parking Spaces

Externally, the property is set back from the road and is flanked by mature trees, providing a good level of privacy. To the front there is driveway parking for two vehicles with potential to increase parking depending on any alterations made.

Features

- Four Bedroom Detached
- Set Back From The Road
- South West Facing Garden
- Open Plan Kitchen/Living Room





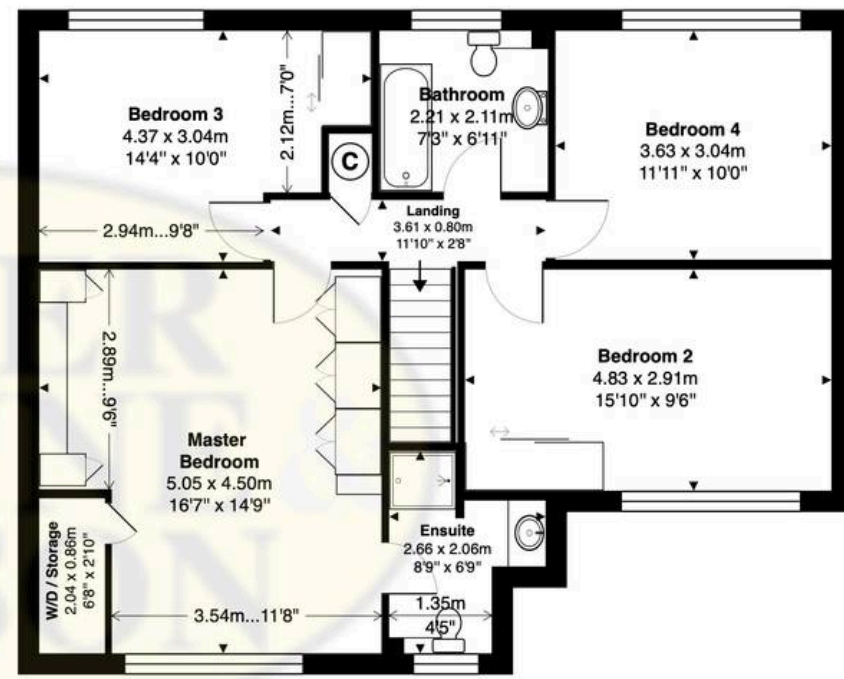
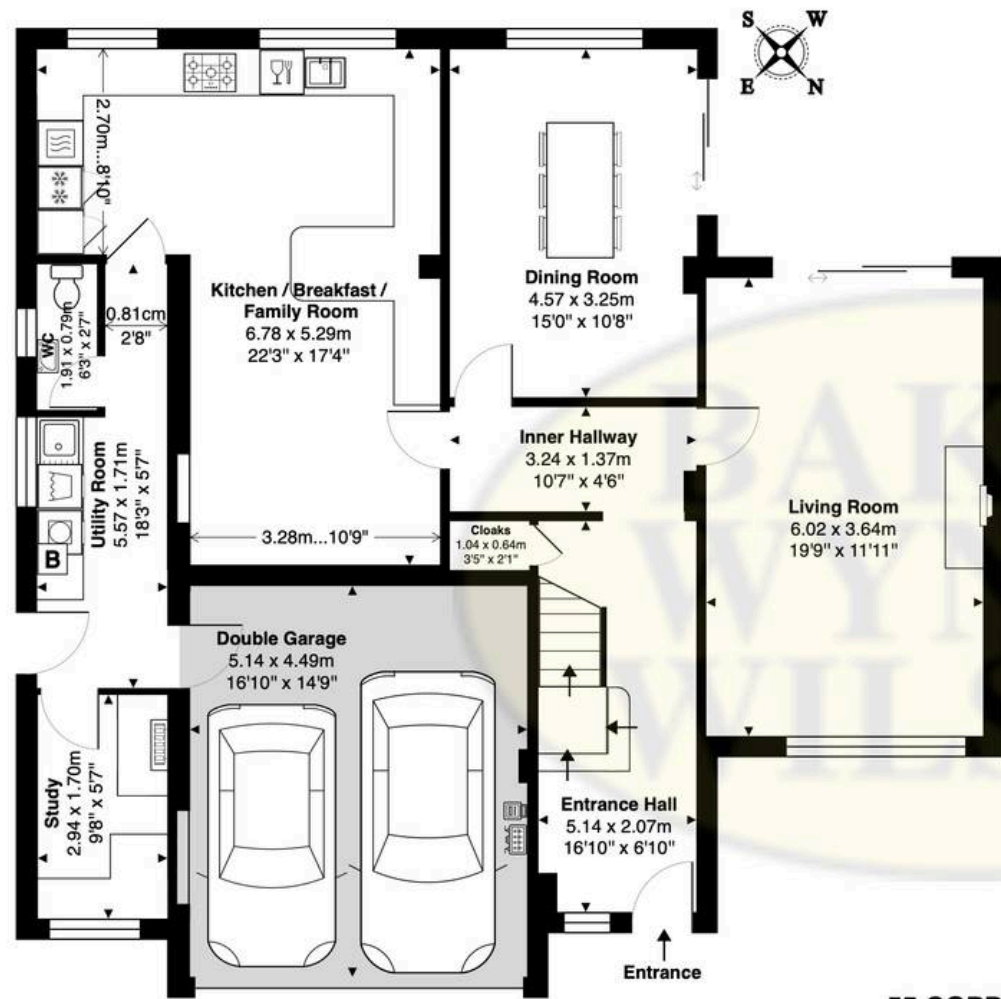
**BAKER
WYNNE &
WILSON**





**BAKER
WYNNE &
WILSON**





55 COPPICE ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 6QD

Approximate Gross Internal Area: 201.2 m² ... 2166 ft² Includes Double Garage

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

01270625214 • info@bakerwynneandwilson.com • bakerwynneandwilson.com/