



45 Eastern Road, Willaston CW5 7HT

CHESHIRE
LAMONT

A well presented and extended three bedroom late Victorian bay-fronted semi-detached house in a sought-after position within Willaston village providing well arrayed accommodation throughout and standing in long private gardens with parking to the front. NO CHAIN. Viewing highly recommended.

- A three bedroom, bay-fronted late Victorian semi-detached house
- Well presented throughout with an extension to the rear
- Situated in a highly regarded position within Willaston village
- Standing in delightful established long gardens with parking to the front
- Porch, reception hall and cloakroom
- Bay-fronted lounge, dining room and kitchen
- Rear hall/lobby and sunroom/sitting room overlooking the gardens
- Nearby to a range of local amenities, schools and historic Nantwich
- NO CHAIN

Agents Remarks

This superb Victorian house is located 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

The property stands behind low walling with a lawned area and an attractive block paved driveway provides parking facilities. A block paved path to the side of the house leads to double gates that provides access to the rear. A raised step leads to a uPVC double glazed door allowing access to:

Reception Porch

With an exposed pine sectional glazed door to:

Reception Hall

With herringbone quarry tiled floor, stairs ascending to first floor, and a door leads to:



Lounge 12' 0" x 11' 0" (3.65m x 3.35m)

With a living flame gas fire inset within an attractive surround upon marble hearth and a uPVC double glazed bay window to front elevation.

From the Reception Hall a door leads to:

Dining Room 13' 0" x 11' 4" (3.97m x 3.45m)

With quarry tiled floor, a uPVC double glazed window to rear garden and a door leads to:

Kitchen 13' 11" x 8' 8" (4.23m x 2.64m)

With a superb range of shaker style base and wall mounted units, built-in double electric oven, four ring hob with extractor over, plumbing for washing machine, plumbing for dishwasher, single drainer one and a half bowl sink with mixer tap, door to understairs storage cupboard incorporating shelving, quarry tiled floor, uPVC double glazed window to side elevation, wall mounted Worcester gas fired central heating boiler and a door leads to:

Rear Hall/Lobby

With a uPVC double glazed door to outside, uPVC double glazed window, quarry tiled floor and a door leads to:

Cloakroom

With a wash basin, WC and quarry tiled floor.

From the Rear Hall/Lobby a door leads to:

Sunroom/Sitting Room 10' 2" x 11' 6" (3.10m x 3.50m)

A lovely room providing superb aspects over the rear gardens via uPVC double glazed doors with glazed side panels to either side, oak floor and vaulted ceiling incorporating two Velux windows.

First Floor Landing

With a fitted cupboard, access to loft and a door leads to:

Bedroom One 11' 11" x 14' 10" (3.64m x 4.51m)

With two uPVC double glazed windows to front elevation and full width fitted wardrobes with cupboards over.

Bedroom Two 13' 0" x 9' 3" (3.97m x 2.81m)

With a uPVC double glazed window to rear elevation.

Bedroom Three 7' 4" x 8' 9" (2.23m x 2.67m)

With a uPVC double glazed window to rear elevation providing lovely aspects over the garden.



Shower Room

With a large walk-in shower cubicle, WC, wash basin and uPVC double glazed window.

Externally

The property benefits from a delightful established long lawned rear garden enclosed within high hedging and fencing with an abundance of plants, trees and shrubs, vegetable patch, Indian stone paved patio and a timber garden chalet.

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 to the Peacock roundabout and take the 3rd exit onto Park Road. Proceed to the end and turn right over the railway line and turn left onto Eastern Road where is located on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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.

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