



7 Beech Tree Close, Willaston - CW5 6PR

Guide Price **£270,000**



in association with



7 Beech Tree Close

Willaston, Nantwich

Located on a quiet cul-de-sac, 7 Beech Tree Close is a well-maintained and extended three-bedroom semi-detached property. Backing onto open fields, the home benefits from a landscaped garden, modern upgrades including a new log burner, updated electrics, and upgraded radiators, offering a comfortable and practical living space.



DOWNSTAIRS

You enter the property via a porch with a side-facing window, leading into a spacious open-plan living and dining room with dual-aspect windows to the front and rear. The room is finished with wooden flooring, two radiators, light fittings, and a newly installed log burner. To the rear is a well-sized kitchen/dining room, with a rear-facing double-glazed window and access to the garden via a UPVC double-glazed door. The kitchen is fitted with matching base units under a wooden countertop and includes plumbing for a washing machine and dishwasher. The room is finished with a tiled floor, radiator, and ceiling lighting.

UPSTAIRS

The first floor offers three bedrooms — two doubles and one single — all fitted with carpeted flooring, double-glazed windows, light fittings, and radiators. The bathroom is fitted with a modern three-piece suite comprising a shower cubicle with glass panels, low flush W/C, and a vanity unit. The room includes fully tiled walls, a tiled floor, a frosted window, a heated towel rail, and ceiling lighting.

GARDEN

The rear garden is a good size and has been landscaped by the current owners. It includes a patio area near the house, a flagged path leading to a second patio at the rear, and enjoys open views over the fields beyond.

OUTSIDE

The property is situated on a quiet cul-de-sac. To the front, there is off-road parking for up to four vehicles and access to a single integrated garage.



SERVICES

All main 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.

COUNCIL TAX

Band C

TENURE

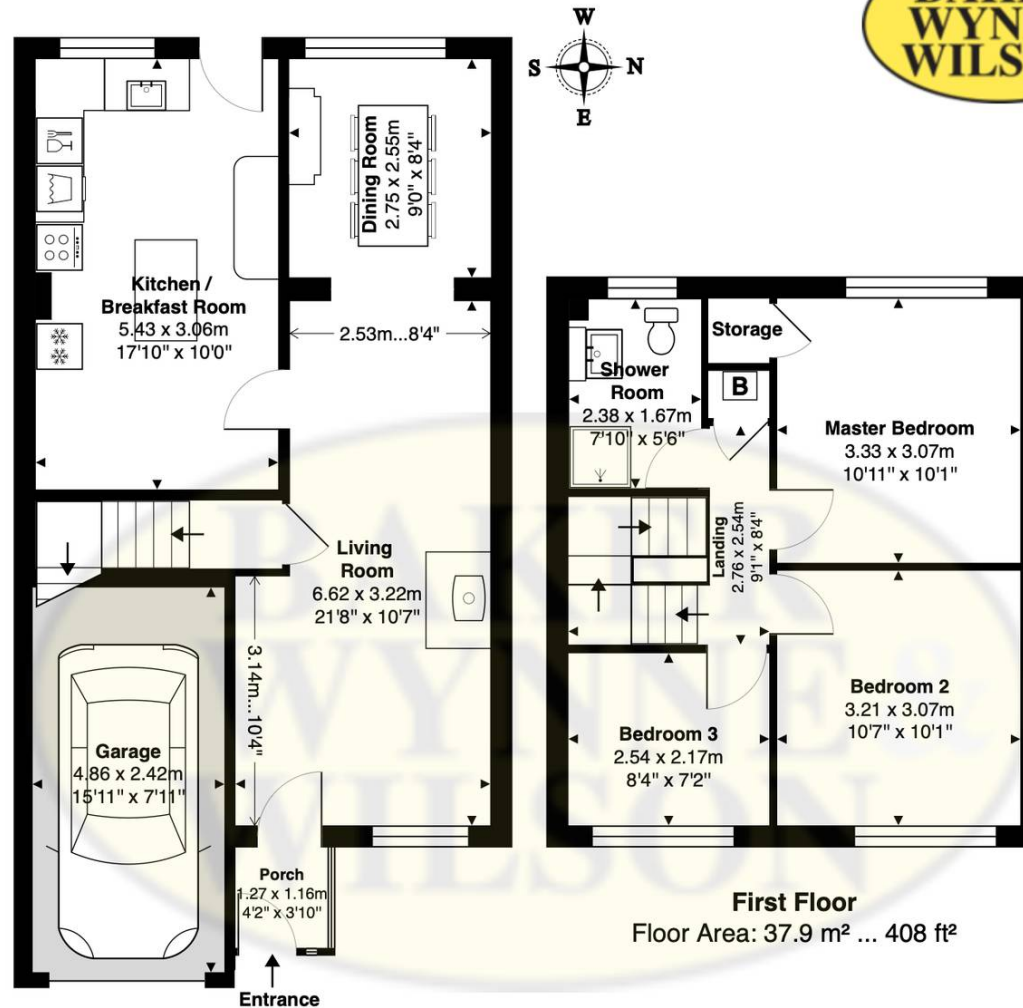
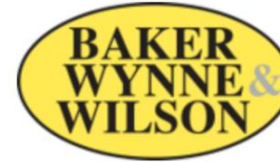
Freehold

VIEWINGS

By appointment with Baker Wynne and Wilson 012370 625214







Ground Floor
Floor Area: 62.1 m² ... 669 ft²

First Floor
Floor Area: 37.9 m² ... 408 ft²

7 BEECH TREE CLOSE, WILLASTON, NANTWICH, CHESHIRE, CW5 6PT

Approximate Gross Internal Area: 100.0 m² ... 1077 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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