



72 Coppice Road, Willaston CW5 6QD

CHESHIRE  
LAMONT

A deceptively spacious bay fronted three bedroom semi-detached house situated in a most sought after location within the popular village of Willaston providing well presented accommodation over three floors and benefiting from superb parking facilities, detached garage and a delightful enclosed rear garden. NO CHAIN for early completion. Viewing highly recommended.

- A deceptively spacious three bedroom bay fronted semi-detached house
- Situated in a highly regarded location within the popular village of Willaston
- Providing well presented accommodation throughout over three floors| Superb parking facilities for numerous vehicles
- Detached garage and private enclosed rear garden
- Hallway, dining kitchen and spacious open plan lounge and dining room
- Two first floor bedrooms and modern bathroom with shower
- Second floor bedroom with en-suite WC
- NO CHAIN
- Viewing highly recommended

#### Agents Remarks

This superb property stands on the edge of Willaston village which provides junior schooling, shops and facilities that provide for day to day requirements and is a only a short distance away from historic Nantwich. The village enjoys a very popular social club and hosts the renowned annual worm charming event. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away.

#### Property Details

A superb parking area stands to the front of the property and leads to double gates allowing access to a further parking area and to a detached garage. A uPVC double glazed door with full height glazed side panel allows access to:



### Hallway

With a staircase ascending to first floor, radiator, oak effect flooring, uPVC double glazed window to side elevation and an oak glazed door leads to:

### Spacious Open Plan Lounge and Dining Room

#### Dining Room 12' 2" x 11' 8" (3.70m x 3.56m)

With a uPVC double glazed box bay window to front elevation, radiator, oak effect flooring, recessed ceiling lighting and open access leads to:

#### Lounge 12' 0" x 13' 1" (3.67m x 4.00m)

With oak effect flooring, recessed ceiling lighting, radiator, chimney breast incorporating a log effect stove and open access leads to:

#### Dining Kitchen 11' 3" x 15' 3" (3.44m x 4.64m)

With a range of base and wall mounted units, dining counter incorporating a 4-ring gas hob with filter canopy over, built-in electric oven with built-in microwave above, single drainer sink with mixer tap, plumbing for washing machine, door to deep pantry cupboard, uPVC double glazed window overlooking garden, uPVC double glazed doors to rear elevation, radiator, recessed ceiling lighting, part tiled walls and oak effect flooring.

### First Floor Galleried Landing

With a uPVC double glazed window to side elevation, door to cupboard incorporating a Worcester gas fired central heating boiler, door to stairs ascending to second floor and a door leads to:

### Bathroom

With a "p" shape panel bath incorporating rain shower over, WC, vanity wash basin with cupboards beneath, tiled walls, tiled floor, recessed ceiling lighting, uPVC double glazed window and extractor fan.

#### Bedroom Two 10' 11" x 10' 4" (3.32m x 3.16m)

With a uPVC double glazed window to rear elevation and radiator.

#### Bedroom Three 8' 11" x 16' 2" (2.72m x 4.93m)

With two uPVC double glazed windows to front elevation, two radiators and louvre doors to storage cupboard.

From the Landing stairs ascend to:

#### Bedroom One 10' 9" x 11' 1" (3.28m x 3.38m)

With a uPVC double glazed window to rear elevation, radiator and a door leads to:

### En-Suite WC

With a wash basin, WC and extractor fan.



### Externally

The private enclosed rear garden benefits from a paved patio with pathways leading to a lawned garden area incorporating flower beds, borders and high hedging. A detached garage stands to the side of the garden with a parking area to the front and double gates allow access to the front of the property.

### Tenure

Freehold.

### Services

All main services are connected (not tested by Cheshire Lamont).

### Viewings

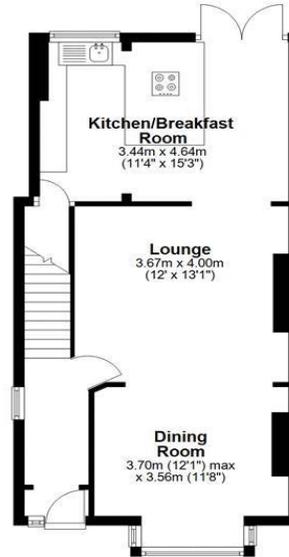
Strictly by appointment only via Cheshire Lamont.

### Directions

From Nantwich proceed along Crewe Road towards Wistaston and turn right into Coppice Road where the property is located on the left hand side.



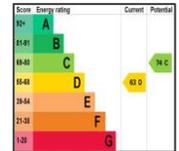
Ground Floor



First Floor



Second Floor



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk Copyright  
Plan produced using PlanUp.

**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.

46A High Street  
Tarpорley  
Cheshire CW6 0DX  
Tel: 01829 730700

4 Hospital Street  
Nantwich  
Cheshire CW5 5RJ  
Tel: 01270 624441