



16 Eastern Road, Willaston, Nantwich, CW5 7HT  
Offers Over £250,000

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WILSON**



## SUMMARY

ENTRANCE HALL, PLAY ROOM/OFFICE/BEDROOM, LIVING/DINING ROOM, KITCHEN/BREAKFAST ROOM, BATHROOM, W/C, TWO DOUBLE BEDROOMS, SHOWER ROOM, UTILITY/WORKSHOP AND SOUTH FACING GARDEN

## DESCRIPTION

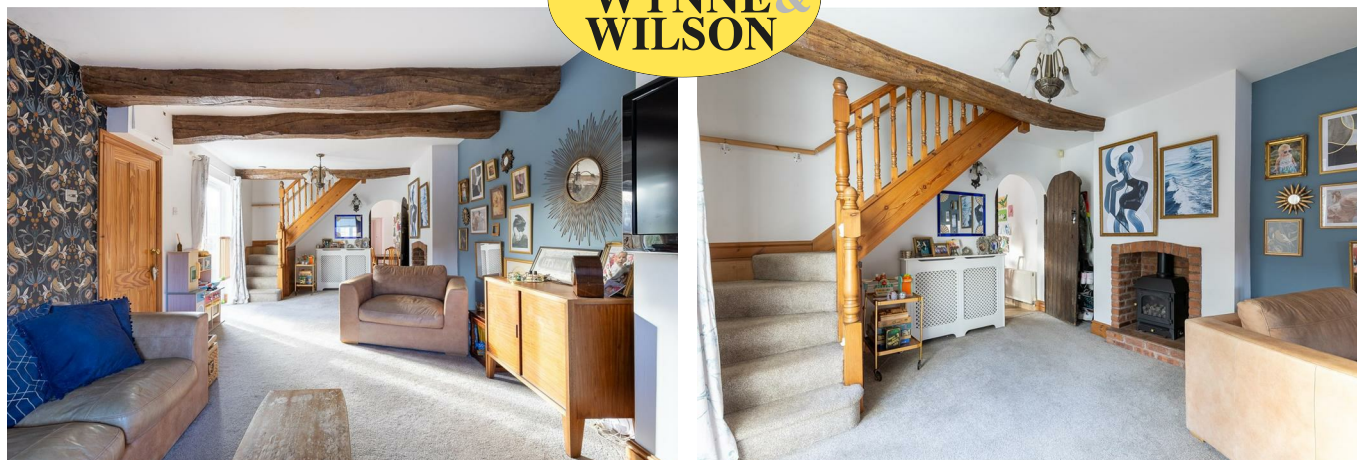
This beautifully presented three-bedroom semi-detached home offers a perfect blend of character and modern living, featuring a spacious lounge with exposed beams and a gas fire, a stylish kitchen, and an additional and versatile home office or playroom in a converted garage. The private south-facing garden, mature shrubs, and patio areas create a beautiful garden.

## LOCATION AND AMENITIES

The property is located in an established residential area, 200 yards from Willaston village centre. Willaston has always proved to be a popular place to live as it offers a wide selection of local amenities including primary school, nursery, local shops, a selection of public houses, a village hall with an active social callender and community groups, plus a church and mini supermarket. Cheerbrook Farm shop is close by and provides a farm shop, cafe and butchers. The historic market town of Nantwich is a short travelling distance away, approximately two miles and is renowned for its beautiful architecture and character. The town offers an excellent selection of individual independent shops, eateries, restaurants and bars but also provides more extensive facilities including renowned primary and secondary schools and three major supermarkets. The property is considered ideally placed for the commuter, with a network of excellent road links giving it immediate access to the M6 motorway at junction 16 via the A500 (7 miles), Crewe Station 2.5 miles, offers fast access into London and other major cities.



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## DIRECTIONS

From our office in Pepper Street, turn right onto Beam Street, straight on into Millstone Lane and at the first roundabout, take the second exit towards Churches Mansion, then take the first exit onto London Road/B074 at the second roundabout. Continue to follow the B074 onto Newcastle Road/A51. At the roundabout, take the second exit onto Cheerbrook Road, continue to the end of the road, turn left onto Wybunbury Road, and right just before the level crossing, left onto Eastern Road. The property is located on the right hand side.

## HALLWAY

14'0" x 2'11"

Parque wooden flooring, pendant light, half-paneled walls, radiator, access to the garage and home office.

## LIVING ROOM/DINING ROOM

24'4" x 12'1"

Original antique door, carpeted floor, two pendant lights, two wall sconces, double glazed bay window to the front, double glazed patio doors to the garden, two covered radiators, TV point, exposed wooden beams, gas fire with brick hearth surround.

## KITCHEN

13'1" x 11'9"

Tiled floor, spotlights, matching above and below-counter cupboards with black work surface, tiled splashback, STOVES four-ring gas hob with STOVES oven and extractor fan, plumbing for dish washer, one-bowl sink, radiator, double glazed window to the side, UPVC door with frosted panel leading to the garden.

## UTILITY AREA

Tiled floor, spotlight, black work surface with under-counter cupboard and matching pantry cupboard, plumbing for washer or dryer, access to bathroom.

## BATHROOM

6'9" x 6'4"

Laminate flooring, pendant light, frosted double glazed window to the side, bath, pedestal sink, heated towel rail, radiator.



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## W/C

6'4" x 2'9"

Laminate flooring, spotlight, low flush WC, radiator, double glazed frosted window to the rear.

## HOME OFFICE/PLAY ROOM/BEDROOM THREE

13'4" x 10'2"

Carpeted floor, two pendant lights, double glazed window to the rear, UPVC door with frosted panel leading to the garden. Stud wall can be removed to convert back to a garage with an up-and-over door.

## LANDING

12'0" x 11'1"

Carpeted floor, pendant light.

## BEDROOM ONE

12'1" x 12'0"

Carpeted floor, pendant light, UPVC double glazed window to the front, radiator.

## BEDROOM TWO

11'9" x 9'7"

Carpeted floor, ceiling cornices, pendant light, UPVC double glazed window to the rear, radiator.

## SHOWER ROOM

7'8" x 7'4"

Wood effect laminate flooring, spotlights, extractor fan, UPVC double glazed window to the side with shutters, glass shower cubicle with tiled walls, heated towel rail, radiator, low flush WC, vanity unit, loft access with combi boiler.

## OUTSIDE STORE

Slab flooring, pendant light, black worktop with under-counter cupboards, plumbing for tumble dryer.

## GARDEN

Private south-facing garden with patio area, two paved paths leading to the rear, gravelled area in the center, mature shrubs and planted borders, part-fenced and part-walled boundaries.

## SERVICES

All mains services are connected to the property. N.B. Tests have not been made of electrical, water, 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 BAND

COUNCIL BAND C

## TENURE

FREEHOLD

## VIEWINGS

By appointment with Baker Wynne and Wilson  
Tel: 01270 625214

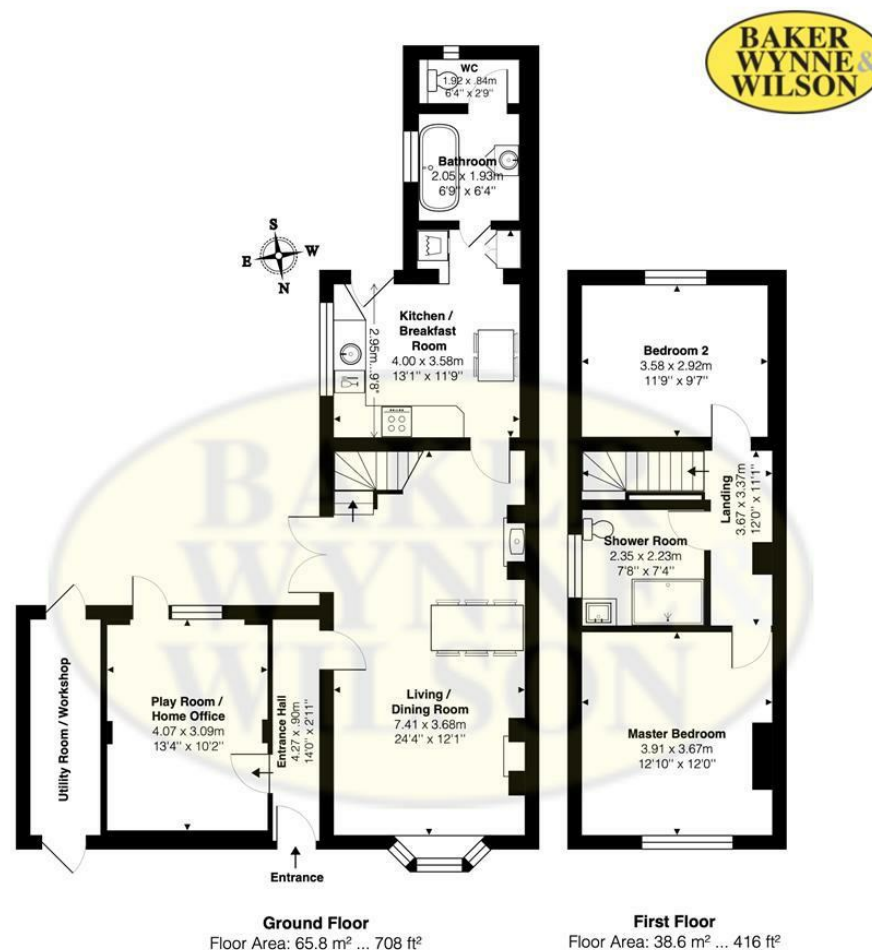






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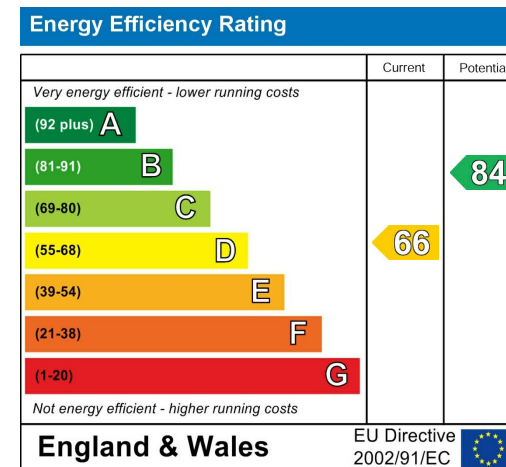




# **16 EASTERN ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 7HT**

Approximate Gross Internal Area: 104.4 m<sup>2</sup> ... 1124 ft<sup>2</sup> (excluding utility room / workshop)

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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