



Gresham, 2 Colleys Lane, Willaston, Nantwich, Cheshire, CW5 6NS

Guide Price £450,000

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WYNNE &  
WILSON**

A DISTINCTIVE AND SPACIOUS DETACHED BUNGALOW, SET BACK FROM THE ROAD IN GOOD SIZED GARDENS, IN A HIGHLY FAVOURED RESIDENTIAL POSITION.

## SUMMARY

Entrance Porch, Reception Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Rear Porch, Office/Pantry, Utility Room/Shower Room, Boiler Room/Store, Three Bedrooms, Shower/Wet Room, Attic Room, Gas Central Heating, uPVC Double Glazed Windows, Detached Double Garage, Gardens. About .30 of an acre.

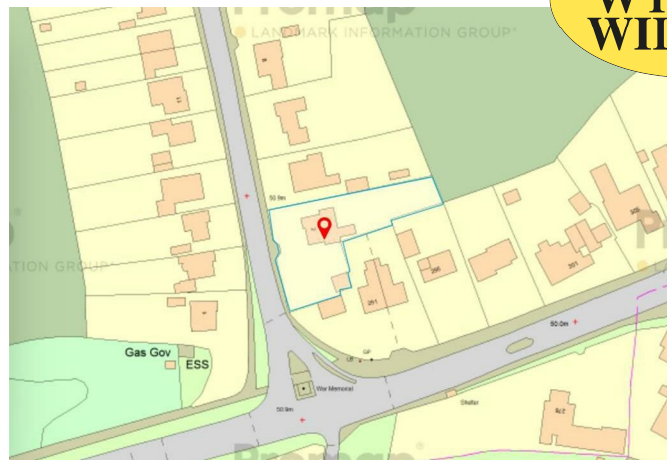
## DESCRIPTION

Gresham is a fine individual detached bungalow constructed of brick under a tiled roof and approached over a tarmacadam drive. It has been a much loved and treasured home and comes to the market for the first time in over 60 years. Offered with no chain, set in a plot of .30 of an acre, this bungalow offers extensive potential to modernise and improve to suit the needs of the new owner. The bungalow extends to about 1,350 square feet plus the loft storage room (425 square feet). The bungalow readily lends itself to extension or with its large frontage to Colleys Lane possible development. (subject to planning permission)

## LOCATION AND AMENITIES

Willaston offers a wide selection of local amenities including a primary school, nursery, local shops, a selection of public houses, a village hall with an active social calendar and community groups, plus a church and mini supermarket. Cheerbrook Farm shop is close by and provides farm shop, cafe and butchers.

The historic market town of Nantwich is about two miles and offers an excellent selection of independent shops, eateries, restaurants and bars, but also provides more extensive facilities including three major supermarkets.



## DIRECTIONS

From our office, proceed along Beam Street to the traffic lights, turn right into Millstone Lane and continue to the roundabout, turn left onto Crewe Road and proceed past the Peacock Hotel to the roundabout, continue straight across and then take the first left, just before the War Memorial, into Colleys Lane, the property is first on the right.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

5'6" x 3'9"

UPVC door, uPVC double glazed window.

### RECEPTION HALL

23'2" x 6'3"

Wooden door with stained glass window, arts and crafts style stained glass window door frame, wall light, carpet, access via staircase to attic room, radiator.

### SITTING ROOM

13'11" x 12'3"

Three double glazed windows, electric fire, four wall lights, carpet, radiator.

### LIVING ROOM

14'0" x 14'3"

Large floor to ceiling double glazed window, double glazed window, electric fire, carpet, two radiators.

### WET ROOM

7'5" x 7'3"

White suite comprising of low flush W/C, vanity unit with inset hand basin, Hansgrohe rain effect shower, glass shower screen, stainless steel towel rail, double glazed textured glass window, tiled walls, tiled floor, wall mounted mirrored cupboard, two hand rails, spot light, vertical radiator



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## KITCHEN/BREAKFAST ROOM

14'1" x 11'9"

A range of wooden units with matching base cupboards and drawers, wall mounted cupboards, work surface, HotPoint double oven, gas hob, extractor fan, HotPoint dishwasher, one bowl sink unit, water tank, tile effect vinyl floor, uPVC double glazed window, uPVC door, two strip lights, radiator.

## PANTRY/OFFICE

6'5" x 5'8"

uPVC textured double glazing, wall light, tiled floor.

## UTILITY ROOM/SHOWER ROOM

8'7" x 7'5"

Low flush W/C, shower cubicle with Triton electric shower, stainless steel sink with under cupboard storage, plumbing for washing machine, pendant light, vinyl floor.

## BOILER ROOM/STORE ROOM

6'0" x 3'7"

Gas fired Worcester boiler, uPVC textured glass double glazing, vinyl floor.

## BEDROOM NO. ONE

14'3" x 12'0"

Double glazed, bay window, light fixture, fitted wardrobes, fitted cupboards, carpet, radiator.

## BEDROOM NO. TWO

12'3" x 8'0"

Built in wardrobe, light fixture, carpet, radiator.

## BEDROOM NO. THREE

12'0" x 11'0"

Double glazed window, pendant light, carpet, radiator.

## REAR PORCH

9'0" x 3'5"

UPVC glass door, wall light, tiled floor, radiator.

## OUTSIDE

Detached brick and tiled DOUBLE GARAGE, car parking and turning space, garden shed.

## GARDENS

The large gardens front and extends to the rear and side of the bungalow. They are extensively lawned with herbaceous and flower borders, flagged patio and paved path. The side garden enjoys a South facing aspect.

## SERVICES

All mains 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.

## TENURE

Freehold

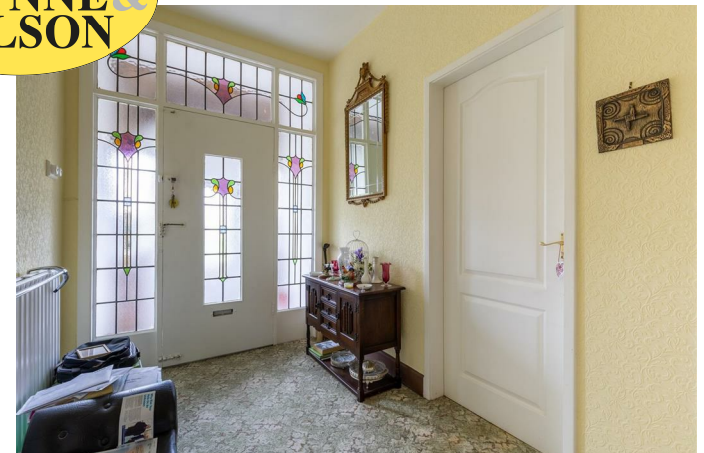
## COUNCIL TAX

Band E

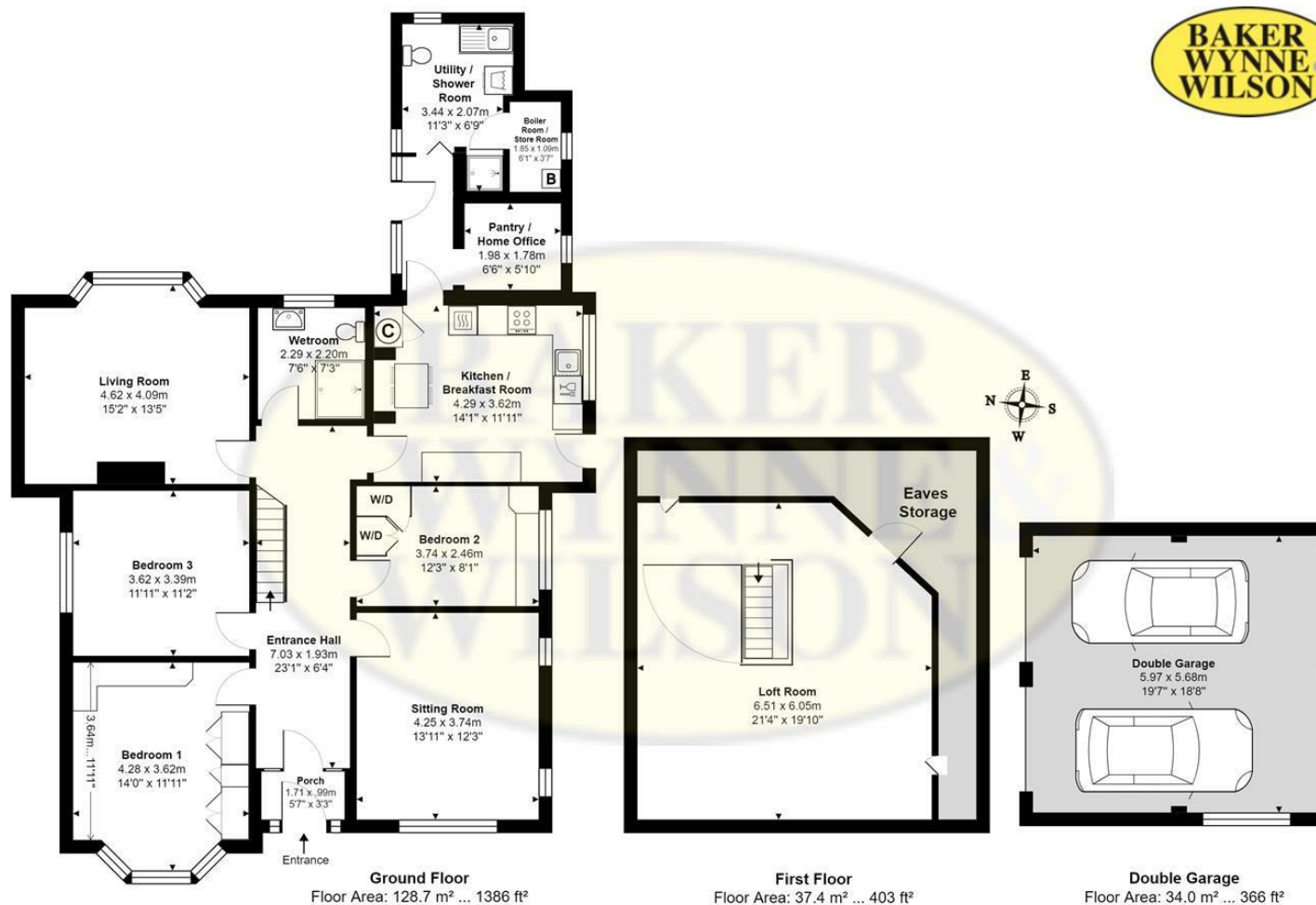
## VIEWINGS

By appointment with Baker Wynne & Wilson  
01270 625214





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### 2 COLLEYS LANE, WILLASTON, NANTWICH, CHESHIRE, CW5 6NS

Approximate Gross Internal Area: 200.1 m<sup>2</sup> ... 2154 ft<sup>2</sup> (Includes Double Garage, excludes Eaves Storage)

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.

Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>77</b>               |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>47</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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