



7 Eastern Road, Willaston, Nantwich, CW5 7HT  
Guide Price £295,000

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AN ATTRACTIVE, CLEVERLY ENLARGED, 1920s SEMI DETACHED HOUSE, SET NICELY BACK FROM THE ROAD WITH A 125FT REAR GARDEN.

## SUMMARY

Reception hall, cloak room, sitting room, living room, recently re fitted kitchen/breakfast room, three bedrooms, bathroom, UPVC double glazed windows, gas central heating, car parking and turning area.

## DESCRIPTION

The property was built in around 1922 of brick under a tiled roof and is approached over a tarmacadam drive. The house was extended and modernised by the current owner in 2000. It has been improved in recent years yet still offers enormous potential to be enhanced and possibly extended, subject to planning permission. Because of the size of the rear garden and its location any improvements, would, in our opinion, be well worth while. There is a lovely flow of accommodation with two reception rooms, a large kitchen/breakfast room, three bedrooms and a large bathroom.



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## 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 calendar 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.

## 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 left hand side.

## ACCOMMODATION

With approximate measurements comprises:

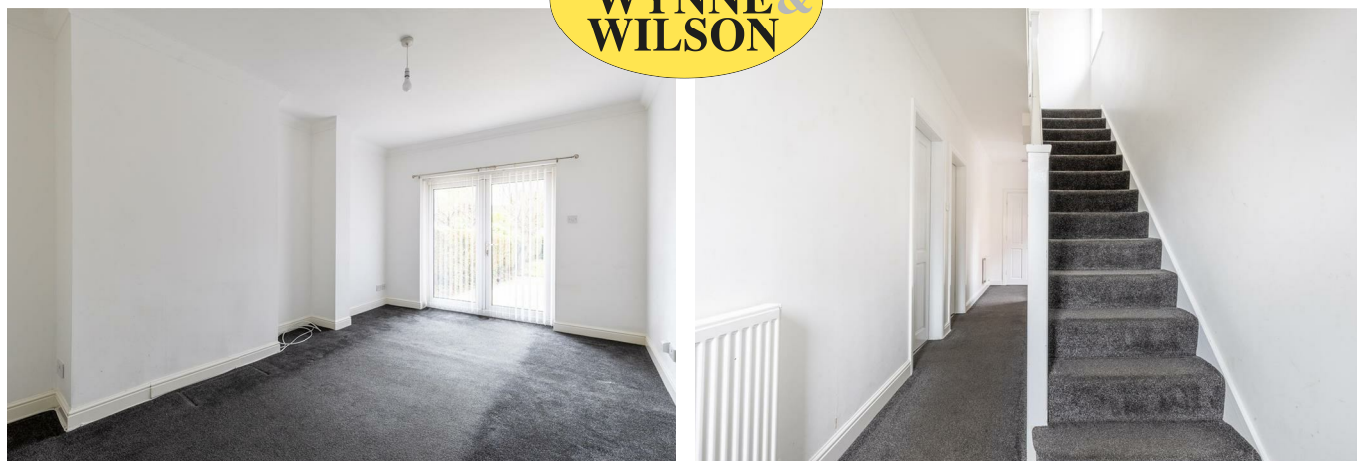
### RECEPTION HALL

23'2" x 5'8"

upvc entrance door, door to side, oak flooring, cupboard housing gas central heating boiler.



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## CLOAK ROOM

White suite comprising low flush WC, pedestal hand basin, radiator.

## SITTING ROOM

13'3" x into bay x 10'8"  
Double glazed bay window, Oak flooring, radiator.

## LIVING ROOM

16'3" x 10'8"  
Double glazed French windows to rear, ceiling cornices, radiator.

## KITCHEN/BREAKFAST ROOM

13'8" x 10'8"  
Re fitted in 2023, stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with work tops, wall cupboard, integrated oven and four burner gas hob unit with extractor hood above, tiled floor, two double glazed windows and French windows to rear, radiator.

## RECEPTION HALL TO FIRST FLOOR LANDING

## BEDROOM 1

11'9" x 10'9"  
Fitted triple wardrobe and drawer unit, radiator.

## BEDROOM 2

10'9" x 10'9"  
Radiator.

## BEDROOM 3

7'2" x 5'9"  
Radiator.

## BATHROOM

12'1" x 5'9"  
White suite comprising hand basin, low flush WC and sunken corner bath, tiled shower cubicle, with shower, shaver point, double glazed roof light, radiator.

## OUTSIDE

Large flagged patio, outside tap, exterior lighting, Garden shed.

## GARDENS

The front garden is lawned with Rhododendrons. The large rear garden is extensively lawned with specimen trees and fence boundaries.

## COUNCIL TAX BAND C

## 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.

## TENURE

FREEHOLD

## VIEWINGS

By appointment with Baker Wynne & Wilson  
01270 652514

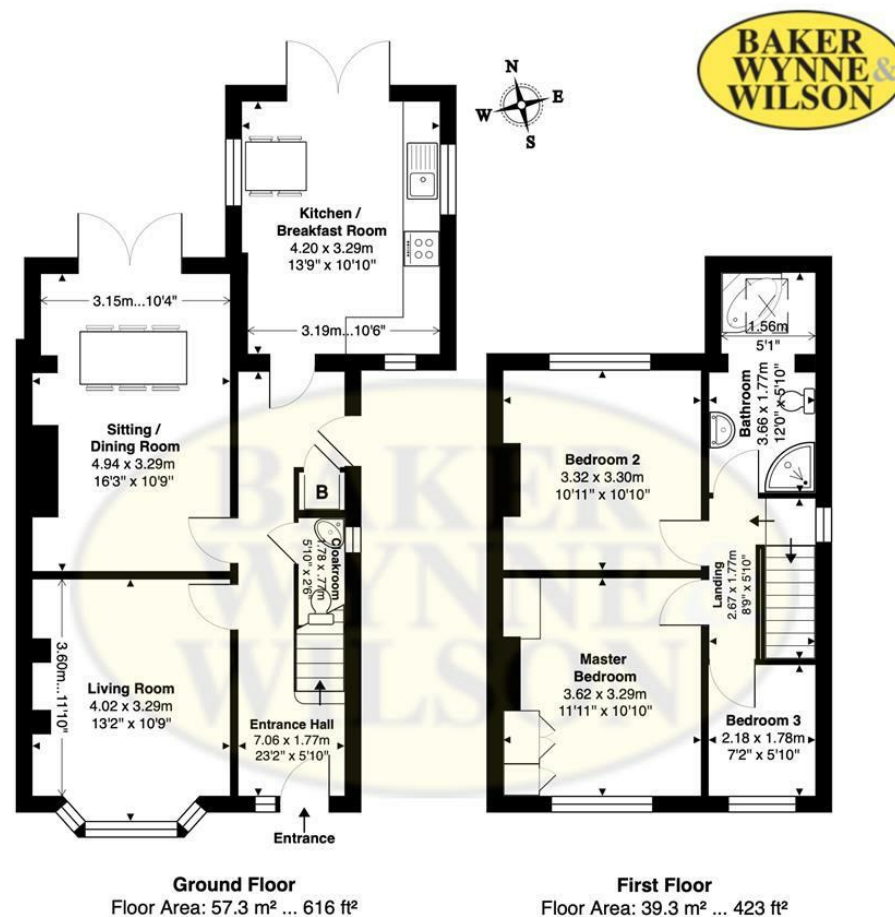






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### 7 EASTERN ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 7HT

Approximate Gross Internal Area: 96.6 m<sup>2</sup> ... 1040 ft<sup>2</sup>

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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</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 

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