



Halcyon House, 36 Eastern Road, Willaston, Nantwich, CW5 7HT

Guide Price £375,000

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AN INDIVIDUAL DETACHED EDWARDIAN HOUSE OF CONSIDERABLE CHARACTER AND APPEAL, REQUIRING MODERNISATION, WITH A LARGE SOUTH FACING REAR GARDEN, 300 YARDS FROM WILLASTON VILLAGE CENTRE.

## SUMMARY

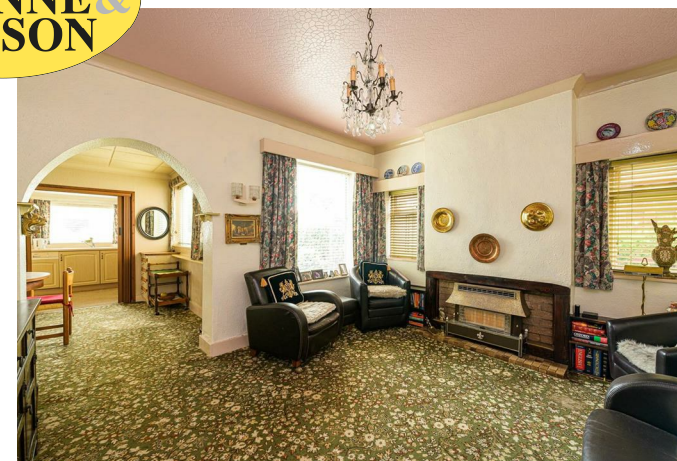
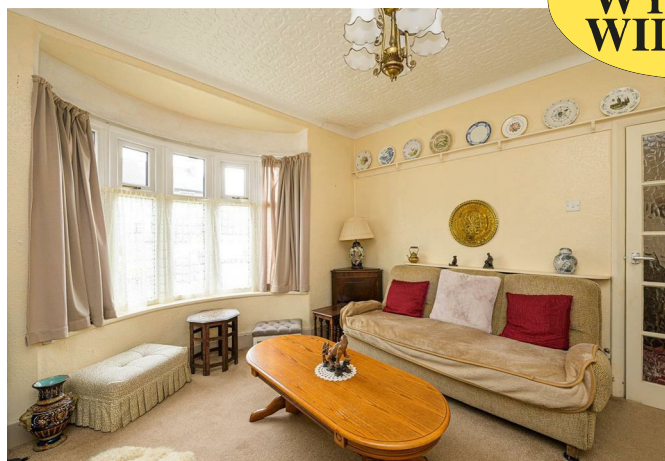
Entrance Porch, Reception Hall, Cloaks Area, Living Room, Sitting Room, Dining Room, Kitchen, Conservatory, Landing, Four Bedrooms, Bathroom, Gas Central Heating, Double Glazed Windows, Attached Garage with Utility Area and Cloakroom, Tool Store, Car Parking Space, 85'0" Rear Garden.

## DESCRIPTION

Halcyon House was probably built in around 1910 of brick with part rendered elevations under a tiled roof and it stands back from the road, approached over a concrete drive. The house comes to the market for the first time in 60 years and gives you a warm and positive feeling the moment you enter. The well lit accommodation is rich in character and period features. Now in need of general modernisation it offers considerable potential for alterations and improvements and the size of the rear garden provides scope for extension, subject to planning permission.



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## LOCATION & AMENITIES

The property is located in an established residential area, 300 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 a mini supermarket. There are highly reputable local schools and nursery's easily accessible from the property. 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 2 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 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 with future improvements underway.

## DIRECTIONS

From our office in Pepper Street, turn right onto Beam Street, right onto Millstone Lane and at the first roundabout, take the second exit towards Churches Mansion, then take the first exit onto London Road/B5074 at the second roundabout. Continue to follow the B5074 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, onto Eastern Road. The property is located on the right hand side.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

Quarry tiled floor.

### RECEPTION HALL

14' x 6'

Two double wall lights, radiator.

### CLOAKS AREA

Shelving, under store stair, door to garage/utility.



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## LIVING ROOM

13'3" into bay x 12'5"

Double glazed bay window and two double glazed windows to side, timber fire surround with inset log effect electric fire, plate racks, radiator.

## SITTING ROOM

12'9" x 12'

Fireplace with brick inset tiled hearth and gas fire, three double glazed windows, three double wall lights, radiator. Open to Dining Room.

## DINING ROOM

12'1" x 9'9"

Floor standing cupboards and wall cupboards, two double glazed windows, radiator.

## KITCHEN

11'9" x 7'3"

One and half bowl single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated dishwasher and refrigerator, fitted oven with extractor hood above, gas central heating boiler.

## CONSERVATORY

13'8" x 7'6"

Double glazed sliding doors to garden

## STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Two built in cupboards, double wall lights.

## BEDROOM NO. 1

13'6" into bay x 10'3"

Fitted wardrobes and cupboards, radiator.

## BEDROOM NO. 2

12'10" x 12'

Fitted wardrobes, cupboards, chest of drawers, dressing table, radiator.

## BEDROOM NO. 3

12' x 7'

Fitted wardrobes, radiator.

## BEDROOM NO. 4

9'2" x 7'5"

Radiator.

## BATHROOM

9'2" x 5'8"

Fully tiled walls, white suite comprising of panel bath, pedestal wash basin and low flush W/C, mirror with light above, radiator.

## OUTSIDE

Attached GARAGE/UTILITY 29'10" x 8'6" stainless steel single drainer sink unit, cupboard under, plumbing for washing machine, power and light, folding doors, two windows (one double glazed), CLOAKROOM, low flush W/C. Tool Store, Potting Room 11'4" x 8'5". Parking space for two cars, garden shed, greenhouse.

## GARDENS

The front garden is lawned with shrubs and a dwarf hedge. The rear, South facing, garden extends to about 85 feet. It is lawned with lilly pool with crazy paved surround, two palm trees, conifers, flower and herbaceous borders, mature hedgerow boundary, kitchen garden and orchard. The whole has been well nurtured over the years.

## 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.

## TENURE

Freehold.

## COUNCIL TAX

Band D.

## VIEWINGS

By appointment with BAKER, WYNNE & WILSON  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

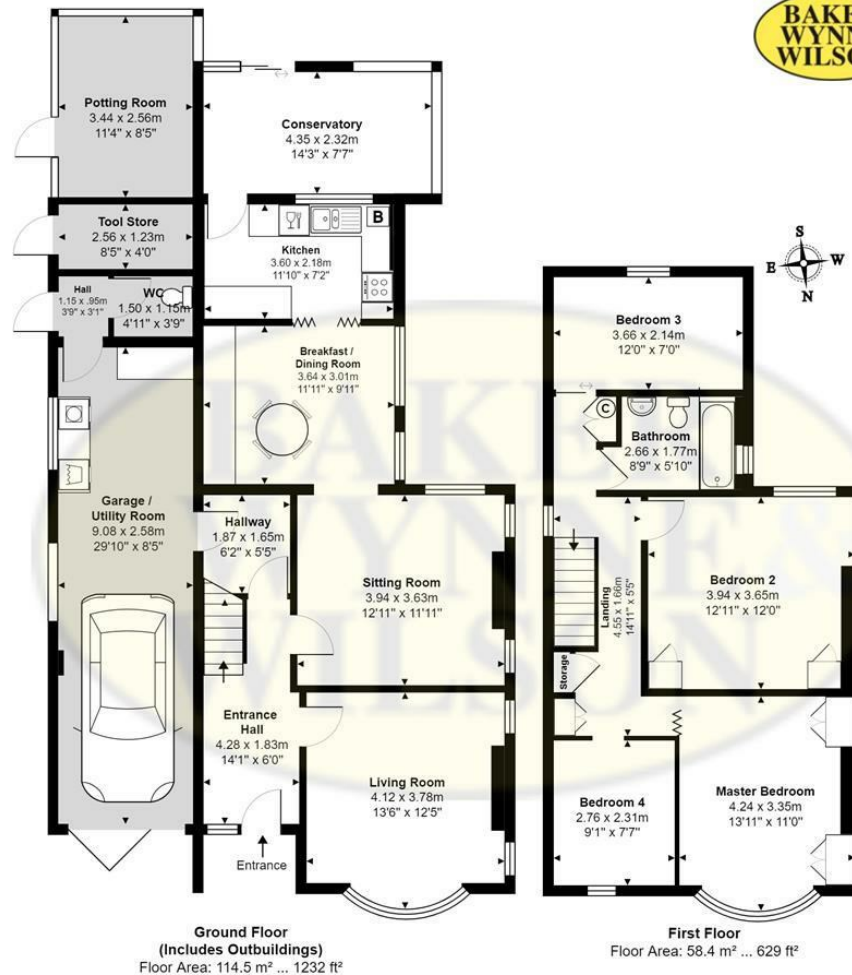






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Approximate Gross Internal Area: 172.9 m<sup>2</sup> ... 1861 ft<sup>2</sup> Includes Outbuildings

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 2023. 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>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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