



2A Coppice Road, Willaston, Nantwich, CW5 6QA

£185,000

**BAKER
WYNNE &
WILSON**

AN INTRIGUING LINK DETACHED BUNGALOW STYLE PROPERTY THOUGHTFULLY RENOVATED IN IMMACULATE ORDER, CAR PARKING SPACE.

SUMMARY

Entrance Hall, Open Plan Living Room, Dining Room, Kitchen, Bedroom One with Ensuite Shower Facilities, Bedroom Two with a Full Bathroom Suite, Paved Patio Area to Front, One allocated car parking space to the front of the property on the left hand side of the cobbled area.

DESCRIPTION

The property is constructed of brick under a tiled roof, being thoughtfully renovated by the previous occupants, it now offers an intriguing compact accommodation either for a first time buyer/investor or any purchaser looking for a base in the Nantwich area. Internally the whole has been maintained to an immaculate standard and has the interesting factor of an open plan living room/dining kitchen with all integrated appliances. Each of the two bedrooms enjoy ensuite facilities. There is a small courtyard area to the front which enjoys a Southerly aspect and more importantly a parking space to the front of the property on the left hand side. Altogether this property ticks many of the boxes for today's requirements.

DIRECTIONS

From Nantwich proceed along Crewe Road towards The Peacock roundabout, go past this, take the second turning right into Coppice Road, proceed towards the T junction and the property is located immediately on the left hand side.

LOCATION & AMENITIES

Willaston is a thriving village midway between the centres of Nantwich and Crewe offering a range of day to day facilities with a highly regarded primary school, various shops, two public houses and a social club. The larger centre of Nantwich is close by providing a wealth of period buildings, 12th Century Church, cobbled streets, independent boutique shops, cafes, bars and restaurants, riverside walks, lake, nearby canal network, highly regarded junior and senior schooling and the business centre of Crewe with its fast intercity railway station (London Euston 90 minutes, Manchester 40 minutes).

ACCOMMODATION

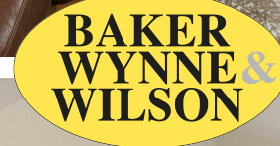
With approximate measurements comprises:

ENTRANCE HALL

With ceramic tiled floor, radiator.

CLOAKROOM

With hand basin, cupboards unders, low level W/C, wall mounted combination gas boiler central heating domestic hot water.





OPEN PLAN LIVING ROOM

16'2" x 8'2"

Ornamental electric fire, ceramic tiled floor, TV point, two double edge windows, Southerly aspect, opening to Dining/Breakfast Area.

DINING/KITCHEN AREA

19'2" x 11'11"

An attractive range of laminated units, one and half bowl sink unit, base units, work surfaces, store cupboard, eight matching wall cupboards, ceramic tiled floor, electric cooker point, plumbing for washing machine, radiator.

BEDROOM

10' x 9'1"

Double glazed window to front, radiator

ENSUITE

With a fully tiled floor, double shower cubicle with power unit, pedestal wash basin, low level W/C, Xpelair, heated towel rail.

BEDROOM

10' x 8'10"

Radiator, double glazed window, walk-in wardrobe.

BATHROOM

9'6" x 5'

Panel bath with screen and mixer shower unit, pedestal wash basin, low level W/C, double glazed window, fully tiled walls, radiator.

OUTSIDE

To the front there is an enclosed courtyard area incorporating a paved patio area which enjoys the Southerly aspect, ideal for relaxing. Pedestrian gate leading to the front with a car parking space for one vehicle available.

TENURE

Freehold.

SERVICES

All mains services.

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 TAX

Band B

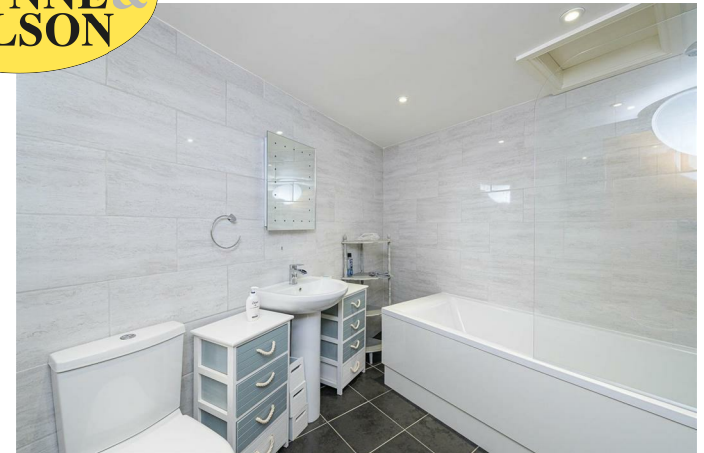
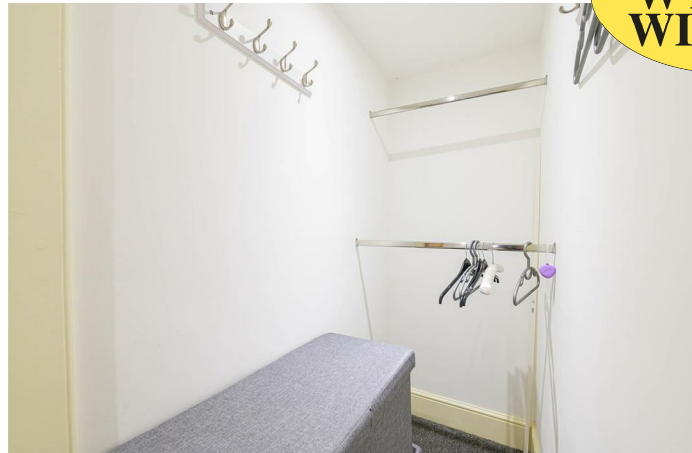
VIEWING

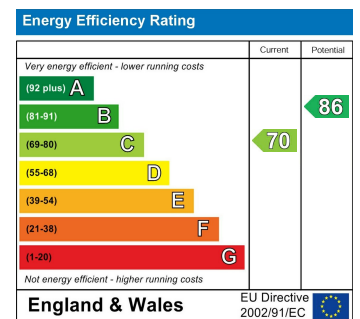
By appointment with BAKER, WYNNE & WILSON
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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38 Pepper Street, Nantwich, Cheshire, CW5 5AB
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
 or info@bakerwynneandwilson.com

