



52 Colleys Lane, Willaston, Nantwich, CW5 6NT
Guide Price £350,000

**BAKER
WYNNE &
WILSON**

A INDIVIDUAL, 1950'S, TWO BEDROOM DETACHED BUNGALOW WITH TREMENDOUS SCOPE, IN A FANTASTIC, SLIGHTLY ELEVATED, POSITION ENJOYING OPEN VIEWS TO THE FRONT AND REAR, IN A HIGHLY FAVOURABLE RESIDENTIAL POSITION

SUMMARY

Entrance Porch, Reception Hall, Living Room, Kitchen/Dining Room, Utility Room, Two Good Bedrooms, Shower Room, Gas Central Heating, uPVC Double Glazed Windows, Garage, Good Sized Gardens.
No ongoing chain.

DIRECTIONS

This individual detached bungalow was built in 1958 of brick under a tiled roof. The bungalow stands nicely back from the road, approached over a concrete drive and flagged path. It is of character and stature with obvious scope to extend, subject to planning permission.

LOCATION & 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.



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APPROXIMATE DISTANCES

M6 motorway at junction 16, via the A500 (7 miles)

Crewe Station (2.5 miles) presently offers a fast access into London Euston (90 minutes)

DIRECTIONS

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

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Tiled floor.

RECEPTION HALL

12'1" x 9'10"

Access to loft, two double wall lights, radiator.

LIVING ROOM

13'9" into bay x 11'6"

Double glazed bay window, living flame coal effect gas fire with marble surround and hearth, double glazed bay window, two double wall lights, radiator.



KITCHEN/DINING ROOM

14'2" x 9'9"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, Whirlpool oven and four burner gas hob unit with extractor hood above, inset microwave, double glazed window and double glazed sliding patio windows to rear, composite door to rear, double wall light, electric heater.

UTILITY ROOM

10'0" x 3'3"

Worcester gas fired central heating boiler, composite door to rear.

BEDROOM NO. 1

10'10" x 10'4"

Fitted furniture comprising two double wardrobes, single wardrobe, dressing table and two bedside cabinets, radiator.

BEDROOM NO. 2

10'4" x 8'9"

Fitted double wardrobe with sliding doors, double wall light, radiator.

SHOWER ROOM

7'6" x 6'8"

White suite comprising personal hand basin and low flush W/C, tiled shower cubicle with shower, fully tiled walls, chrome radiator/towel rail.

OUTSIDE

Car parking space, precast constructed GARAGE 18'0" x 9'5". Garden Shed.

GARDENS

The gardens are extensively lawned with conifers, shrubs, rockery, hedgerow boundaries and a large flagged/gravel terrace with raised borders.

AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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 D.

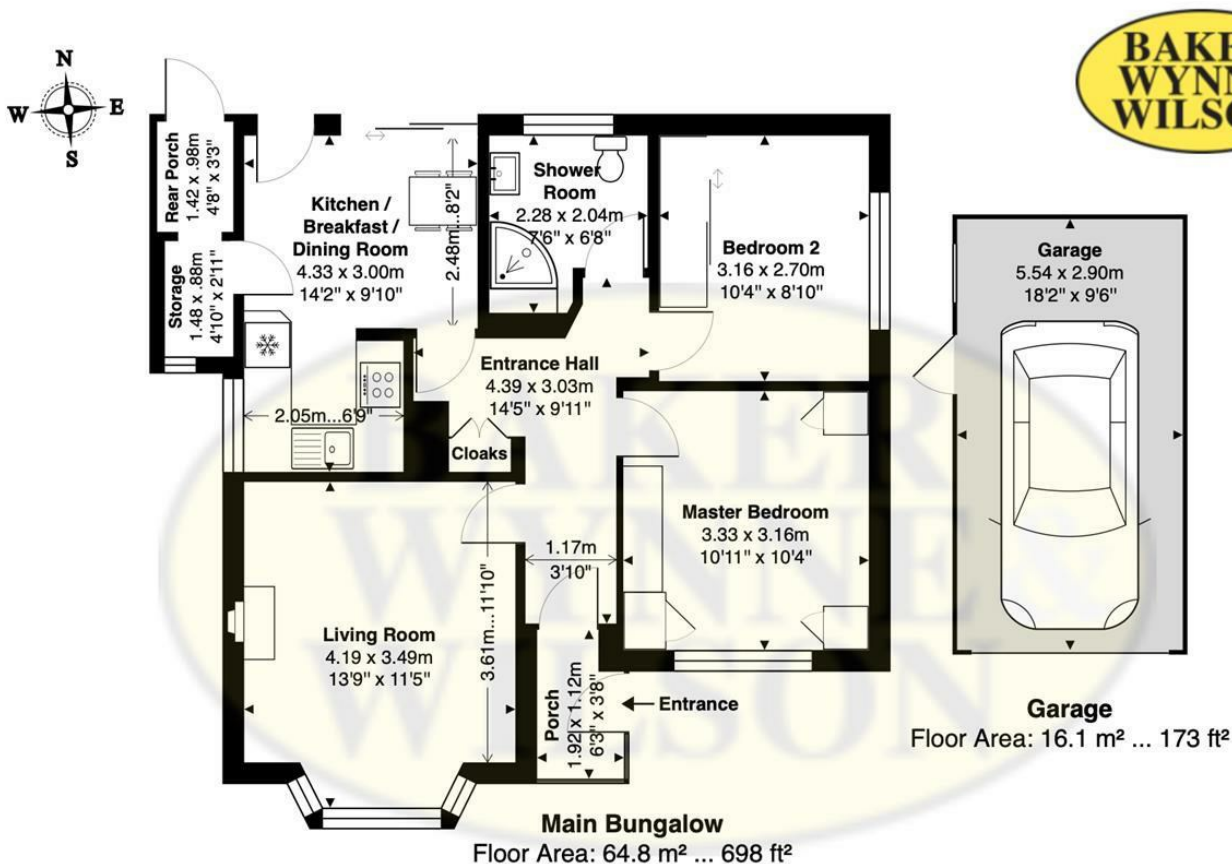
VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson. Telephone: 01270 625214





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52 COLLEYS LANE, WILLASTON, NANTWICH, CHESHIRE, CW5 6NT

Approximate Gross Internal Area: 80.9 m² ... 871 ft² Includes Garage

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) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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