



13 Orchard Street, Willaston, Nantwich, CW5 6QW

Guide Price £185,000



In association with



SUMMARY

Living Room, Kitchen/Breakfast Room, Two Bedrooms, Bathroom, Outside Stores, Garden.

DESCRIPTION

This beautifully refurbished two-bedroom property has been upgraded with brand-new electrics, plumbing, doors, and windows, offering a modern and energy-efficient living space. Featuring a spacious living room, a stylish kitchen with integrated appliances, and a private rear garden with two patio areas, this home is perfect for buyers seeking a move-in-ready property in a sought-after location.

LOCATION AND AMENITIES

The property is located in an established residential area. 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, café 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.

ACCOMMODATION

With approximate measurements comprises:

LIVING ROOM

12'11" x 11'11"

Oak laminated flooring, wooden mantle, two storage units, pendant light, radiator, double-glazed window to the front.

KITCHEN / DINING ROOM

15'9" x 11'11"

Oak laminated flooring, marble-effect work surfaces, matching above and below storage cupboards with floor-to-ceiling storage units, integrated appliances including an induction hob, oven, fridge freezer, slimline dishwasher, and washing machine, one-bowl sink, pendant light and spotlights, patio doors leading to the garden.





MASTER BEDROOM

12'10" x 11'11"

Carpet flooring, radiator, pendant light, double-glazed window to the front.

BEDROOM NO. TWO

10'0" x 8'10"

Carpet flooring, radiator, recessed storage space, double-glazed window to the rear.

BATHROOM

5'11" x 4'11"

Three-piece suite comprising a low-flush W/C, panelled bath with shower over, pedestal sink unit, glass shower panel, tiled walls, heated towel rail, oak laminate flooring, double-glazed frosted window to the rear.

OUTSIDE STORES

Two separate stores: one housing an outside W/C and the other serving as a storage cupboard.

GARDEN

Lawned area, two patio areas—one directly outside the back door and another at the rear of the garden, slabbed pathway leading to the end of the garden.

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

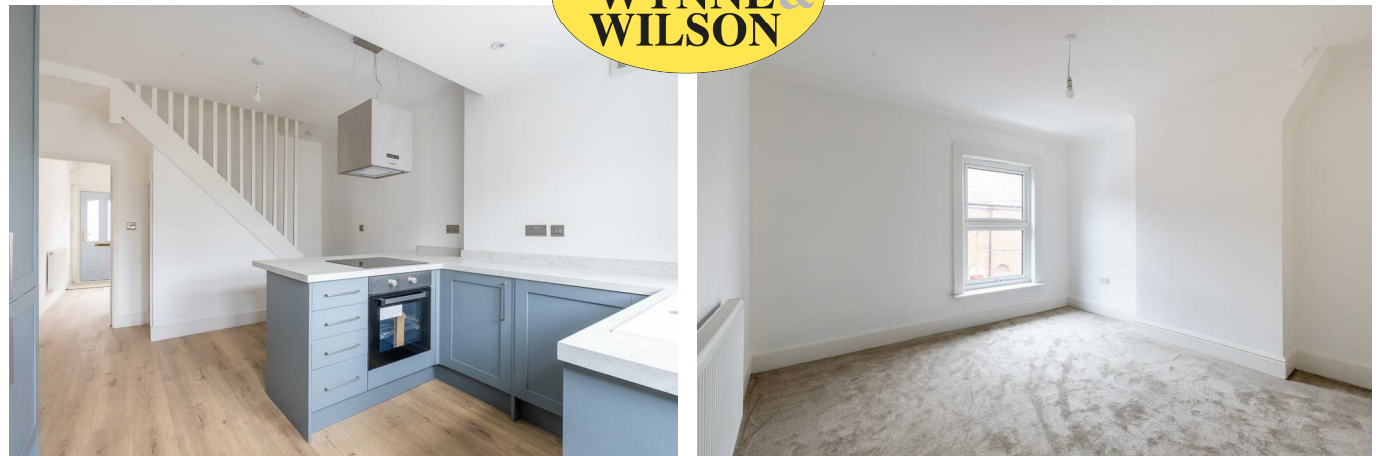
Freehold

COUNCIL TAX

Band A

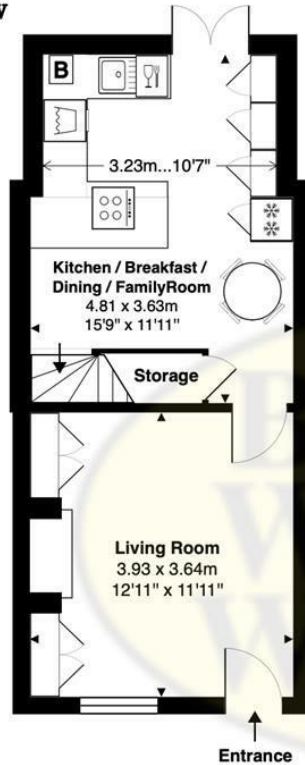
VIEWING

By appointment with Baker Wynne and Wilson
Tel: 01270 625214

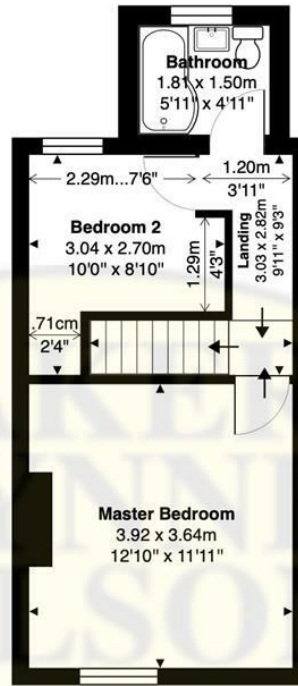




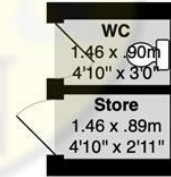
**BAKER
WYNNE &
WILSON**



Ground Floor
Floor Area: 31.4 m² ... 338 ft²



First Floor
Floor Area: 29.0 m² ... 312 ft²

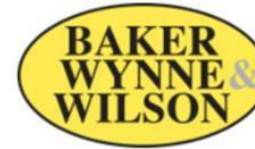


Outbuilding
Floor Area: 2.8 m² ... 30 ft²

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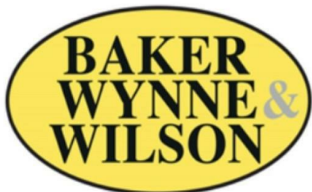
Approximate Gross Internal Area: 63.2 m² ... 681 ft² Includes Outbuilding

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(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



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