



**CHESHIRE
LAMONT**

“Chestnut Villas”, 5 Coppice Road, Willaston CW5 6QA

A superb bay fronted semi-detached period house within the centre of Willaston village benefiting from delightful established South facing walled rear gardens and off road parking. Reception hall, lounge with bay window and open plan dining/living area, fully appointed kitchen, first floor landing, spacious master bedroom, two further bedrooms and bathroom.

- A delightful period bay fronted semi detached house
- Within the centre of Willaston village
- Large walled south facing rear gardens
- Attractively presented and appointed throughout
- Large master bedroom, two further bedrooms and bathroom
- Spacious bay fronted lounge and open plan dining room
- Fully appointed kitchen including appliances
- Off road parking, courtyard and attractive surrounding aspects
- In a lovely position nearby to local village facilities
- Available for early completion, viewing highly recommended

Agents Remarks

This superb late Victorian semi detached house exudes considerable character and retains much of its original charm. The open plan living accommodation benefits from an original bay window to the front and patio doors lead from the dining area to a courtyard to the rear that leads into established long south facing rear gardens. The house benefits further from off road parking that can accommodate two cars. The house stands in a fine position in the centre of Willaston village which provides excellent primary schooling, shops and facilities that cater for day to day requirements and is a short distance away from Nantwich. We recommend an early inspection.

Property Details

An attractive paved cobble edged path leads through a front garden area to a raised quarry tiled step and a high quality uPVC sectional double glazed composite door allows access to:

Reception Hall

A glorious entrance to the property with high coved ceiling, Minton tiled floor, radiator within panel, staircase ascending to first floor and a sectional glazed door leads to Dining Room with open aspects to:



Living Room 11' 5" x 10' 6" (3.48m x 3.19m)

With a uPVC double glazed box bay window to front elevation, attractive fireplace with raised tiled hearth and grate inset within chimney breast and fireplace surround, moulded coved ceiling and open access leads to:

Dining Room 13' 5" x 10' 10" (4.09m x 3.30m)

A beautiful room with lovely aspects to South facing gardens, recessed fireplace with raised tiled hearth and mantel over, radiator, coved ceiling, uPVC double glazed doors to rear patio and gardens beyond and a sectional glazed door leads to:

Kitchen 13' 8" x 7' 9" (4.16m x 2.35m)

Beautifully appointed with lovely aspects over the rear gardens via uPVC double glazed windows, uPVC double glazed window to side elevation, uPVC double glazed door to outside, tiled floor, base and wall mounted units comprising cupboards and drawers, single drainer one and a half bowl sink with mixer tap, four ring hob with extraction hood over, built-in double electric oven, plumbing for washing machine, plumbing for dishwasher, wall mounted Worcester combination gas fired central heating boiler, coved ceiling and a doorway leads to:

Deep Pantry

With shelving and storage area.

First Floor Landing

A spacious landing with hinged access to loft incorporating retractable ladder and a panel door leads to:

Bedroom One 13' 2" x 11' 5" (4.01m x 3.48m)

With two uPVC double glazed windows to front elevation, double radiator, fitted furniture comprising two full height double wardrobes incorporating railings and shelving and central cupboards.

Bedroom Two 13' 3" x 8' 11" (4.03m x 2.72m)

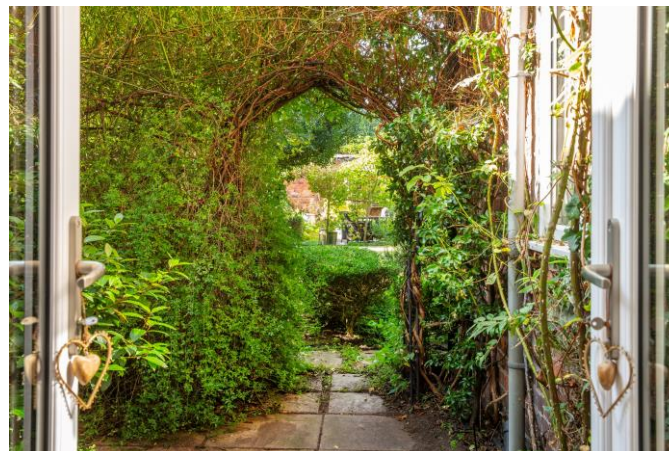
With uPVC double glazed window to rear elevation providing lovely aspects and radiator.

Bedroom Three 8' 6" x 7' 11" (2.59m x 2.42m)

With uPVC double glazed window to rear elevation and radiator.

Bathroom 7' 7" x 5' 5" (2.32m x 1.64m)

With a panelled bath incorporating shower screen and overhead shower, tiled walls, uPVC double glazed window, pedestal wash basin, WC and chrome towel radiator.



Externally

The property benefits from off road parking to the front of the property upon a paved driveway. A path leads from the side of the house via a gate to the rear and to a rear courtyard area. A natural arbour leads to South facing rear gardens, contained within low walling and fencing with a lawned garden area, paved paths, mature Holly tree and a range of fruit bearing trees. There is a further garden area at the rear with a raised vegetable border and storage shed.

Tenure

Freehold.

Services

Strictly by appointment only via Cheshire Lamont Limited.

Viewings

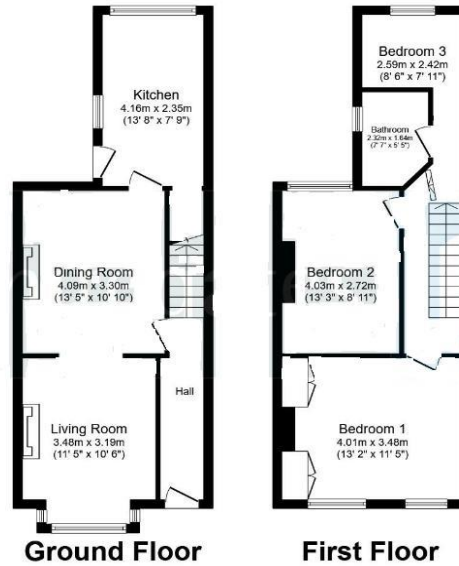
Strictly by appointed only via Cheshire Lamont Limited.



Directions

From Nantwich proceed along Crewe Road towards Crewe. After passing over the roundabout at Willaston continue for 400 yards and turn right into Coppice Road. Continue towards the Village centre and the property is on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		63
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total floor area 85.1 sq.m. (916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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