



7 Beech Tree Close, Willaston CW5 6PR

CHESHIRE  
LAMONT



Standing in a small select close, bordering open countryside on the edge of Willaston village nearby to Nantwich, an extended three bedroom semi-detached house available with no chain for early completion with cobble block paved driveway, integral single garage and attractive gardens overlooking open fields. NO CHAIN. Viewing highly recommended.

- A very well situated modern semi-detached house
- Within a small select cul-de-sac location
- On the periphery of Willaston village nearby to Nantwich
- Adjoining and overlooking open fields to the rear
- Three first floor bedrooms and shower room
- Extended ground floor accommodation incorporating lounge, dining room and dining kitchen
- Combination gas fired central heating and uPVC double glazing
- Integral single garage and cobble block paved driveway
- Enjoying lovely surrounding aspects
- NO CHAIN

#### Agents Remarks

This superbly situated and extended semi-detached house stands within a small select cul-de-sac on the periphery of the popular village of Willaston and enjoys lovely countryside views to the rear. Willaston provides excellent junior schooling, shops and facilities that provide for day to day requirements and is just a short distance away from Nantwich. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.





### Property Details

An impressive cobble edged block paved driveway leads to the front of the property through lawned gardens incorporating mature plants, trees and shrubs and provides parking facilities. The driveway leads to a single garage and to a patio area with a garden gate allowing access to the side of the property. A sectional glazed uPVC double glazed door leads to:

### Enclosed Entrance Porch

With full height uPVC double glazed windows, Karndeian Oak wood grain effect flooring and a uPVC double glazed panel door leads to:

### Lounge with open access to Dining Room 31' 9" x 10' 6" max (9.68m x 3.21m max) inc. Dining Room

A delightful reception room with lovely aspects to the front via a uPVC double glazed window, double radiator, attractive living flame gas fire within surround and with raised hearth, wall light points and a sectional Oak glazed door leads to:

### Inner Hall

With staircase and half landing ascending to first floor.

From the Lounge a sectional Oak glazed door leads to Dining Kitchen and open access leads to:

### Dining Room

With coved ceiling, uPVC double glazed window overlooking rear garden, radiator, fireplace with raised Cheshire brick hearth and surround and a sectional glazed Oak door leads to:

### Dining Kitchen 17' 11" x 10' 4" (5.47m x 3.15m)

A superbly extended Dining Kitchen with tiled flooring throughout, radiator, fitted dresser with shelving and drawers beneath, plumbing for washing machine, plumbing for dishwasher, deep Belfast sink with mixer tap, part tiled walls, uPVC double glazed window to rear and full height uPVC double glazed door to rear garden.

### First Floor Landing

With access to loft, built-in airing cupboard incorporating Worcester combination gas fired central heating boiler and a door leads to:

### Bedroom One 10' 11" x 10' 1" (3.33m x 3.07m)

With radiator, door to cupboard and uPVC double glazed window providing lovely aspects over countryside and rear garden.

### Bedroom Two 10' 6" x 10' 1" (3.21m x 3.07m)

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





### Bedroom Three 7' 1" x 8' 4" (2.17m x 2.54m)

With radiator and uPVC double glazed window to front elevation.

### Shower Room

Delightfully appointed with a corner fitted shower cubicle incorporating full height screen and electric shower over, vanity wash basin, WC, chrome column radiator, uPVC double glazed window, part tiled walls and tiled flooring.

### Externally

The rear garden borders open fields and benefits from a paved patio terrace, raised lawned garden area incorporating mature specimen trees, gazebo, flower beds and borders. Integral single garage and driveway.

### Integral Single Garage 15' 7" x 8' 2" (4.75m x 2.48m)

With an electrically operated remote controlled roller door to front.

### Tenure

Freehold.

### Services

All main services are connected (not tested by Cheshire Lamont Limited).

### Viewings

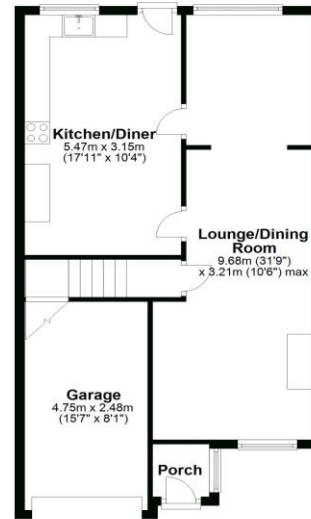
Strictly by appointment only via Cheshire Lamont Limited.

### Directions

Proceed out of Nantwich along Crewe Rd/B5338 and at the roundabout take the 3rd exit onto Park Road. Turn right onto Beech Tree Close where the property is located.



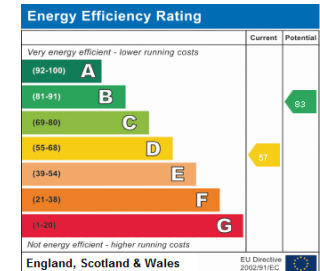
**Ground Floor**  
Approx. 61.6 sq. metres (663.0 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (411.2 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441