



**CHESHIRE
LAMONT**

50 Wybunbury Road, Willaston CW5 7JE

A superbly appointed bay fronted three bedroom semi-detached house situated within the sought after village of Willaston providing well presented accommodation throughout and benefiting from South West facing gardens to the rear overlooking Willaston park. Porch, reception hall, understairs cloakroom, open plan sitting/dining room and breakfast kitchen with seating niche. Three first floor bedrooms and bathroom. Imprinted driveway and detached store garage. Viewing highly recommended.

- A superbly situated and appointed traditional semi-detached house
- Within a highly regarded position in Willaston village
- Enjoying South West facing aspects and bordering Willaston park
- Attractively presented and appointed throughout
- Three bedrooms and bathroom
- Open plan sitting room incorporating dining room
- Enclosed porch, cloakroom and fully appointed breakfast kitchen
- Large imprinted driveway, large decked terrace and detached store garage
- Viewing highly recommended

Agents Remarks

This superb home stands within the popular village of Willaston which provides excellent primary schooling, nurseries, 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.

Property Details

A pillared entranceway stands to the front of the property with a high quality imprinted driveway which provides parking facilities and continues to the side of the house. There is a lawned garden area at the front with an imprinted pathway leading to uPVC double glazed double doors within an enclosed entrance porch which lead to a sectional glazed door allowing access to:



Reception Hall

With a spindle staircase ascending to first floor, picture rail, radiator, high quality grey Oak plank effect floor, understairs cupboard and a panel door leads to:

Understairs Cloakroom

With a WC, corner mounted wash basin with mixer tap, uPVC double glazed window to side elevation, tiled display niche, fully tiled walls and high quality grey Oak plank effect floor.

From the Reception Hall a sectional panel door leads to:

Open Plan Sitting/Dining Room 27' 11" x 11' 6" (8.51m x 3.51m) into bay

Living Area

With a uPVC double glazed bay window to front elevation, picture rail, recessed fireplace incorporating stone hearth, wall mounted television position and tv point, picture rail and double radiator. **Dining Area** With radiator and uPVC double glazed doors inset within bay benefiting from South West facing aspects over rear terrace.

Breakfast Kitchen 18' 10" max x 8' 6" max (5.74m max x 2.58m max)

Breakfast Area

With a uPVC double glazed box bay window to side elevation incorporating a seating area with drawers beneath an attractive granite sill, radiator and grey Oak plank effect floor.

Kitchen Area

With a superb range of high quality base and wall mounted units, granite working surfaces, underslung sink with mixer tap, integrated wine cooler, built-in double electric oven, five ring AEG induction hob with filter canopy over, pantry cupboard incorporating shelving, integrated dishwasher radiator, recessed ceiling lighting, tiled floor and uPVC double glazed windows to rear elevation.

Galleried Landing

With a uPVC double glazed window to side elevation and a sectional pine panel door leads to:

Bedroom One 13' 0" x 11' 7" (3.97m x 3.52m)

With uPVC double glazed window to rear elevation overlooking rear garden and Willaston park, radiator, picture rail and a fitted cupboard.

Bedroom Two 10' 11" x 9' 1" (3.34m x 2.77m)

With uPVC double glazed window to front elevation, radiator and picture rail.



Bedroom Three 8' 6" x 6' 11" (2.59m x 2.10m)

With uPVC double glazed window to front elevation, radiator, high quality laminate floor and picture rail.

Bathroom 6' 4" x 5' 11" (1.92m x 1.80m)

With a "P" shaped bath incorporating curved shower screen and shower over, fully tiled walls, vanity wash basin with cupboards beneath, WC, radiator, high quality laminate floor and uPVC double glazed window to rear elevation.

Externally

The attractive imprinted path leads to the side of the property via a five bar gate and continues to the rear to a garden store garage. An attractive lawned South West facing garden stands to the rear overlooking Willaston park. The garden is screened and sheltered within fencing and benefits from a raised decked patio and entertaining terrace perfect for enjoying evening sunsets.

Tenure

Freehold.

Services

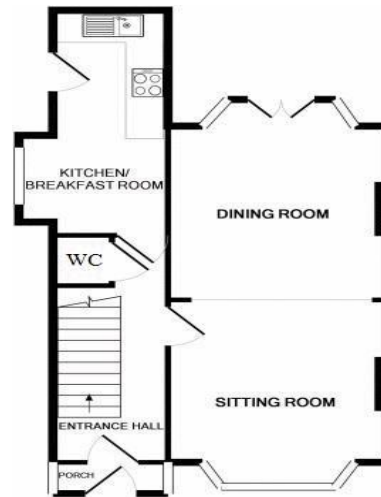
All main services are connected (not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

From our Nantwich office, proceed out of town along London Road and to the roundabout at the bottom of the A500. Take second turning left into Cheerbrook Road and continue until reaching the junction with Wybunbury Road. Turn left and proceed towards Willaston village and the house is situated on the left hand side.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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