



65 Wistaston Road, Willaston CW5 6QJ

**CHESHIRE
LAMONT**

A charming semi-detached period house in the centre of Willaston village providing extremely impressive accommodation of considerable appeal with many appealing features, Minton tiled hallway, bay fronted lounge, sitting/dining room, cloakroom, fully appointed breakfast kitchen with dining area, three first floor bedrooms, attractive bathroom, loft room, attractive lawned gardens and large walled patio area. NO CHAIN, early completion available.

- A charming semi-detached period cottage
- Delightfully presented and appointed throughout
- Incorporating many original features and of considerable appeal and style
- Three bedrooms, luxurious bathroom and loft room
- Bay fronted lounge, sitting/dining room, cloakroom and fully appointed breakfast kitchen with sitting area
- Patio doors to walled paved courtyard and patio doors to rear garden
- Minton tiled hallway and newly fitted carpets| Lawned rear garden
- In a superb situation within Willaston village
- NO CHAIN, viewing highly recommended

Agents Remarks

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. Cheshire Lamont recommend an early inspection.

Property Details

A block paved path leads to a handsome uPVC double glazed panel door allowing access to:

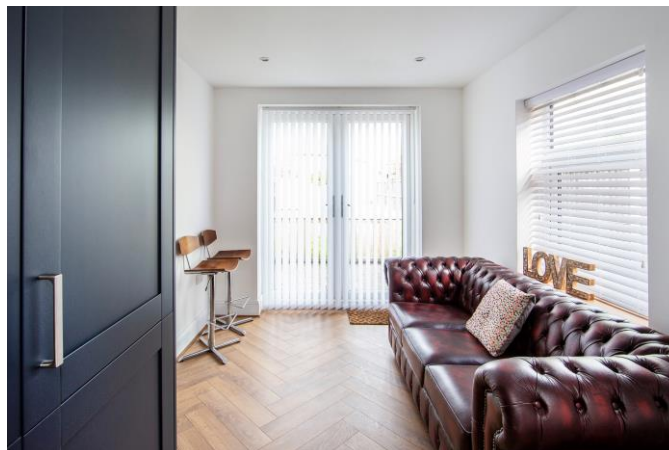
Entrance Hall

With Minton tiled flooring, half height panelled walling, radiator, high coved ceiling, staircase ascending to first floor with exposed handrail and an exposed panel door leads to:

Lounge 10' 3" x 10' 10" (3.13m x 3.30m)

With a uPVC double glazed bay window to front elevation, exposed Cheshire brick chimney breast with recessed tiled hearth, picture rail, ornate moulded cornice ceiling and radiator.

From the Entrance Hall a panel door leads to:



Sitting/Dining Room 12' 4" x 10' 10" (3.75m x 3.30m)

With radiator, recessed fireplace with quarry tiled hearth and mantel over and with flu for log burning stove, uPVC double glazed window to rear elevation, recessed ceiling lighting, arched niche and a panel door leads to:

Dining Kitchen 22' 10" x 8' 8" max (6.95m x 2.65m max)

Comprehensively equipped with a stunning range of high quality shaker style base and wall mounted units, built-in wine rack, attractive working surfaces with complementary upstands, four ring induction hob with built-in oven beneath and filter canopy over, space for integrated fridge and freezer, recessed ceiling lighting, uPVC double glazed doors to patio area and a panel door leads to:

Under Stairs Cloakroom

With half height panelled walling, sink with mixer tap, WC, herringbone Oak plank effect flooring, recessed ceiling lighting and radiator.

From the Dining Kitchen open access leads to:

Sitting Area

With herringbone Oak plank flooring, uPVC double glazed doors to rear overlooking enclosed rear garden, wall mounted radiator, recessed ceiling lighting, uPVC double glazed window and wall mounted gas fired central heating boiler.

First Floor Landing

With radiator, panel door to paddle staircase to loft room, recessed ceiling lighting, understairs cupboard and panel door leads to:

Bedroom One 10' 5" x 13' 11" max (3.18m x 4.25m max)

With radiator, chimney breast with recessed fireplace, uPVC double glazed window with fitted blind and picture rail.

Bedroom Two 11' 5" x 7' 4" (3.48m x 2.24m)

With radiator and uPVC double glazed window to rear elevation.

Bedroom Three 7' 3" x 8' 8" (2.20m x 2.65m)

With radiator and uPVC double glazed window to rear elevation.

Bathroom

With a contemporary bath incorporating shower over and screen, WC, wall mounted wash basin with drawer beneath, uPVC double glazed window, porcelain tiled flooring and porcelain tiled walls.

A Dutch paddle staircase from the First Floor Landing ascends to:



Loft Room 13' 0" x 13' 11" (3.95m x 4.25m)

With exposed purlins, radiator and Velux window to rear elevation.

Externally

The property benefits from a pebbled forecourt and a path to the side leads to an attractive enclosed walled paved patio garden area which leads to a further decked area and on to a large rear lawn garden contained within wooden panel fencing.

Tenure

Freehold.

Services

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

Viewings

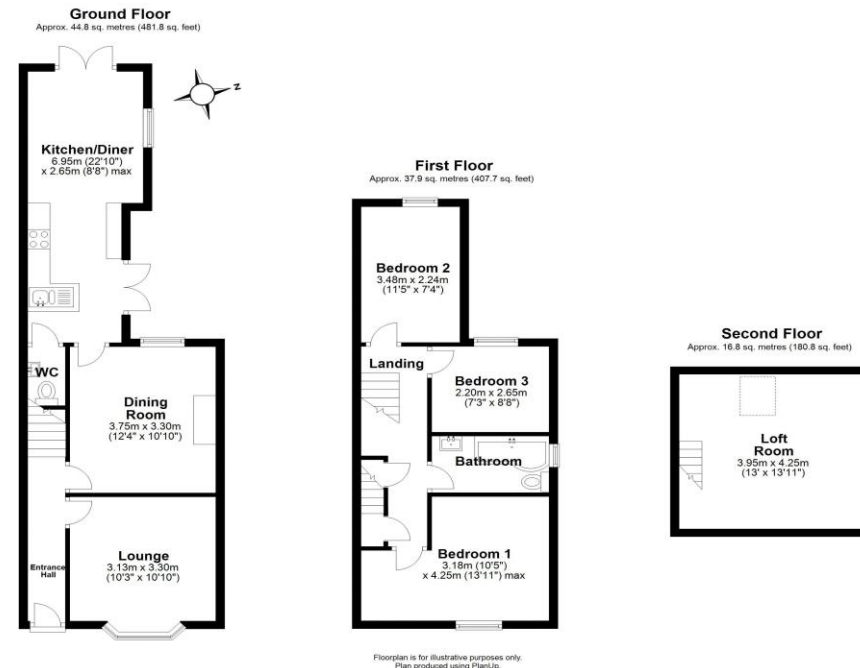
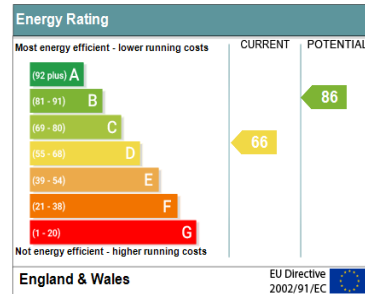
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Crewe Road towards Wistaston. Pass through Willaston along the main road and turn right onto Wistaston Road at Jacksons Corner. The property is located further up the road on the right hand side.



Address: 65 Wistaston Road, Willaston, NANTWICH, CW5 6QJ
RRN: 0526-3037-6205-1044-6200



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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