



**CHESHIRE
LAMONT**

18 Coppice Road, Willaston CW5 6QA

A superbly situated and most deceptively spacious semi-detached period house incorporating fine original period features with a superior second floor master bedroom and ensuite, two reception rooms, large conservatory/garden room, fitted dining kitchen, ground floor WC, three first floor bedrooms and bathroom. Generous off-road parking, walled and lawned rear gardens. NO CHAIN.

- A superbly enhanced semi-detached period house
- In a fine position within Willaston village
- Retaining much original character with attractive features
- Lawned and walled garden to the rear
- Four bedrooms, en-suite and family bathroom
- Two reception rooms, fully appointed kitchen with dining area and ground floor WC
- Large spacious conservatory/garden room
- Wide driveway providing parking for three vehicles
- In a highly sought after location near to historic Nantwich
- NO CHAIN

Agents Remarks

This superb period semi-detached property is located within the popular village of Willaston which provides excellent junior schooling, shops and facilities that cater for day to day requirements and is a short distance away from the charming historic town of Nantwich. In previous years the house has been comprehensively enhanced with the addition of a large conservatory/garden room and a very spacious second floor master bedroom with en-suite shower room. The property incorporates a full range of attractive and appealing features and we highly recommend a viewing. Early completion available with no chain.

Property Details

A triple width gravel driveway stands to the front of the property and continues to:

Recessed Arched Porchway

With a Terrazzo floor and step leading to a high quality uPVC double glazed composite door allowing access to:

Reception Hall

With a quarry tiled floor, dado rail, coved ceiling, radiator, staircase ascending to first floor with an exposed pine handrail and an exposed Oak panel door leads to:



Lounge 11' 6" x 10' 6" (3.51m x 3.20m)

With a uPVC double glazed window to front elevation, double radiator, high cornice ceiling, original herringbone wood block floor, tiled fireplace with hearth and dado rail.

From the Reception Hall an Oak panel door leads to:

Sitting/Dining Room 13' 0" x 12' 1" (3.96m x 3.68m)

With high quality Oak plank effect floor, double radiator, dado rail, uPVC double glazed window to side elevation, recessed fireplace incorporating living flame gas fire within wooden surround and raised hearth (not tested), uPVC double glazed door to Conservatory/Garden Room and a panel door leads to:

Dining Kitchen 19' 9" max x 8' 6" max (6.02m max x 2.59m max)

Superbly appointed with a full range of base and wall mounted units comprising cupboards and drawers, double radiator, fitted niche incorporating glazed shelving, wall mounted combination gas fired central heating boiler, four ring hob with filter canopy over, built-in electric oven, uPVC double glazed window to rear elevation, uPVC double glazed window to side elevation, plumbing for washing machine, tiled floor, access to roof space and a panel door leads to:

Ground Floor WC

With wall mounted wash basin, WC and radiator.

From the Dining Kitchen a uPVC double glazed door leads to:

Conservatory/Garden Room 17' 1" x 8' 7" (5.21m x 2.62m)

A superior spacious room with uPVC double glazed windows and double doors to rear garden.

First Floor Landing

With an exposed Oak spindle staircase ascending to second floor and an Oak panel door leads to:

Bedroom Two 12' 11" x 10' 5" (3.94m x 3.18m)

With high quality Oak floor, radiator, an original cast iron fireplace with tiled hearth and uPVC double glazed window.

Bedroom Three 10' 9" x 10' 3" (3.28m x 3.12m)

With an Oak panel door, uPVC double glazed window, radiator, Oak floor and fitted shelving.

Bedroom Four 9' 7" x 8' 5" (2.92m x 2.57m)

With an Oak panel door, high quality plank effect floor, radiator and uPVC double glazed window.

From the Landing panelled double doors lead to:



Fitted Linen Cupboard

From the Landing a handsome Oak panel door with glazed panels leads to:

Bathroom

With a double ended bath incorporating central taps and shower over, column radiator, pedestal wash basin, WC, tiled floor, part tiled walls, chrome towel radiator, recessed lighting, uPVC double glazed window with attractive arched window over.

From the Landing a staircase ascends to:

Second Floor

With a uPVC double glazed window to rear elevation providing lovely aspects and an Oak panel door leads to:

Master Bedroom 17' 3" x 9' 8" (5.25m x 2.95m)

With uPVC double glazed windows to rear elevation affording views to Mount Cop, Velux window to front elevation, fitted eaves storage cupboard, fitted wardrobes incorporating railings and shelving, double radiator and a folding door leads to:

En-Suite Shower Room

With a tiled shower enclosure incorporating screen door and shower over, vanity wash basin with Oak cupboards beneath, WC, antique style chrome and column radiator, part tiled walls, underfloor heating, recessed lighting and Velux window affording West facing aspects.

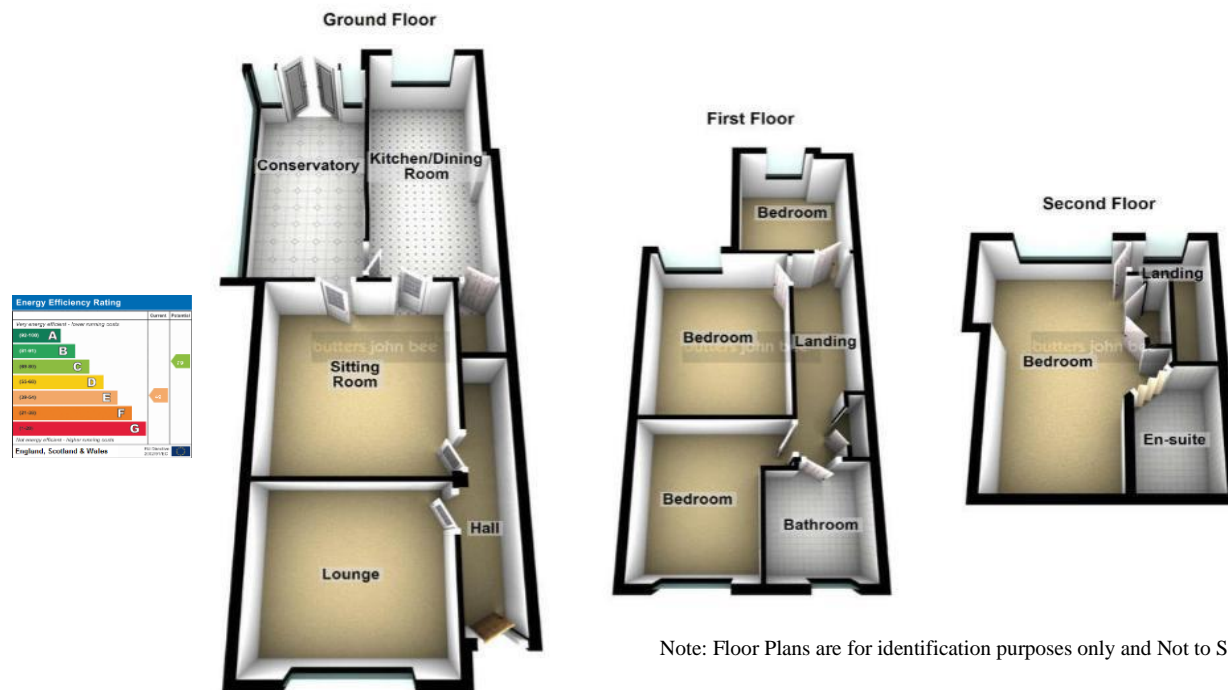
Externally

This most attractive semi-detached period house benefits from a wide off-road area to the front that can accommodate three vehicles. A path to the side of the property leads to attractive walled, lawned rear gardens.

Tenure – Freehold.

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 left hand side.



Note: Floor Plans are for identification purposes only and Not to Scale

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