

## 207a Crewe Road, Willaston

£292,500 Freehold



No onward chain – A hassle-free purchase, ideal for first-time buyers or quick movers. • Modern kitchen/diner – Sleek units with integrated appliances and bi-folding doors to the garden. • Bright living room – Large front window and stylish electric fire for a contemporary feel. • Off-road parking and EV charging point – Plus a low-maintenance rear garden with patio and lawn. • Convenient village location – Local amenities nearby, including shops, pubs, a farm shop, deli, and coffee shop, plus easy access to the larger town of Nantwich and major transport links.



Welcome to this beautifully presented three-bedroom detached property, ideally situated in the sought-after village of Willaston. With a sleek, contemporary design throughout and thoughtful features for modern living, this home is perfect for families, professionals, or first-time buyers looking to get on the property ladder. The property is offered with **no onward chain**, making it a hassle-free move for the next owner.

Step into the bright and welcoming living room, where a large front-facing window floods the space with natural light. The room is tastefully styled and features an eye-catching electric fire, adding warmth and a modern focal point.

At the heart of the home is the open-plan kitchen/diner, continuing the contemporary theme with sleek cabinetry and high-quality integrated appliances, including a fridge, freezer, and oven. Bi-folding doors span the rear wall, providing seamless access to the garden and ensuring the space is always light-filled and inviting — perfect for entertaining or relaxing.

A large downstairs WC is cleverly tucked beneath the stairs, offering extra convenience and functionality for busy households.

Upstairs, you'll find three well-presented bedrooms with a cohesive, modern décor. Bedroom one is a spacious double with ample room for storage and a large window that allows natural light to pour in. Bedroom two is very similar in size and style, with a tranquil view over the rear garden. Bedroom three is slightly smaller, offering great versatility to be used as a single bedroom, nursery, or a home office.

The family bathroom continues the home's stylish aesthetic, featuring a bath with an overhead shower, complemented by bold black fixtures that add a contemporary touch.

Outside, the property benefits from off-road parking and a dedicated electric car charging point. The rear garden offers a low-maintenance retreat with a small patio area and a neat lawn — ideal for relaxing or outdoor dining.

#### **Location:**

The quaint Cheshire village of Willaston offers a range of amenities including convenience stores, pubs, a fish and chip shop and hairdressers. A renowned farm shop, deli and coffee shop are a 5-minute walk away. The larger market town of Nantwich, accessible on foot in 30 minutes or 5 minutes by car provides a plethora of independent businesses, cafes, restaurants, pubs, bars, and boutiques, as well as larger supermarkets. Highly accredited primary and secondary schools complete the scene. Those needing to commute have convenient access to A500 and M6 road links, while Crewe railway station offers direct access to larger cities across the country.



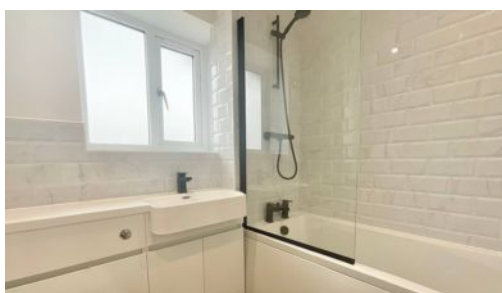


Beautiful 3-bed detached home in sought-after Willaston village. Contemporary design, open-plan kitchen/diner, 3 bedrooms, sleek bathroom, off-road parking, and garden. No onward chain. Council Tax band: C

Tenure: Freehold

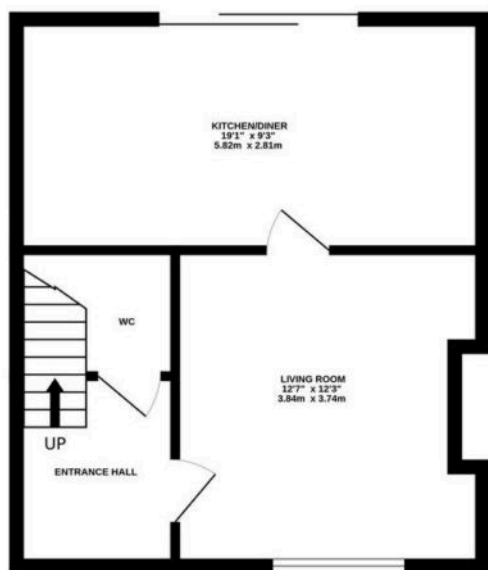
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B

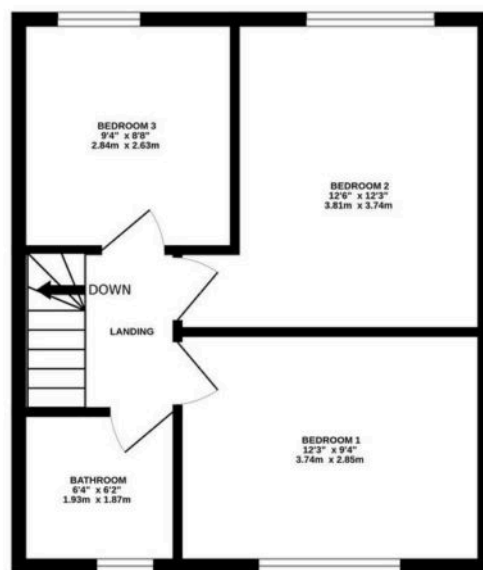




GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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