



**Broughton Road Business Centre, Broughton Road, Crewe CW1 4NR**

**CHESHIRE  
LAMONT**







- A very rare and superb residential and commercial opportunity
- Situated in a sought after position with pleasant semi-rural surroundings
- An immaculate substantial modern character family home - three bedrooms, large open plan living room and kitchen
- A very well presented spacious semi-detached Period cottage of appeal - two/three bedrooms
- Detached brick built studio/office building incorporating two separate offices
- Large and tall Clearspan workshop/garage with office
- Two splayed entrance drives, courtyard, attractive landscaped gardens
- Affording a significant and versatile opportunity for a wide variety of residential, commercial and business usage
- Standing in grounds extending to 1/3 of an acre in a very convenient location
- NO CHAIN - Full inspection highly recommended



#### Agents Remarks

Our Vendors have over a period of years carefully and considerably maintained and substantially improved the properties for sale including the ground they stand within to a very high standard. The cottage derives a monthly income of £600 per calendar month and both The Studio and Workshop also provide £600 between them per calendar month. The sale represents a life style opportunity to reside in a fine house as well as benefiting from superb versatile properties within the grounds.

#### Property Details - No. 170 BROUGHTON ROAD (MAIN HOUSE)

A wrought iron railed brick splayed approach leads to handsome stone capped brick pillars with double wrought iron gates allowing access over a long sweeping brick edge gravel entrance drive which approaches the property to the front and leads to a large, wide gravel parking area to the front of the main house. A tiled path leads to a handsome uPVC double glazed door which leads to:





### Reception Hall

An impressive entrance to the property with an exposed Cheshire brick wall, slate tiled flooring, recessed ceiling lighting and an Oak panel door leads to:

### Cloakroom

With a pedestal wash hand basin, WC, chrome towel radiator, slate tiled flooring and expulsion fan.

From the Reception Hall an Oak door leads to:

### Large Walk In Cloaks Cupboard

With a wall mounted combination gas fired central heating boiler.

From the Reception Hall an Oak door leads to:

### Large Open Plan Living Room/Dining Kitchen 40' 2" max x 19' 7" (12.25m max x 5.98m)

Beautifully appointed and arrayed with a large, most handsome Cheshire brick fireplace with raised tiled hearth and incorporating a gas fired log burning stove with Inglenook effect style fireplace and mantel over, ceiling beams, uPVC double glazed bow window to South elevation, double radiator and uPVC double glazed patio doors to North elevation overlooking courtyard and gardens. The delightful open plan kitchen area is superbly equipped with a full range of high quality base and wall mounted units, peninsular breakfast counter upon a Cheshire brick base incorporating cupboards and drawers beneath, inset single drainer sink unit with large mixer tap over, a recessed Rangemaster kitchen range inset within attractive Cheshire brick surround with mantel and extraction hood over, uPVC double glazed window overlooking South facing gardens, uPVC double glazed door to outside, integrated dishwasher, part tiled walls, radiator, exposed Cheshire brick walling and recessed ceiling lighting. There is a laundry area which benefits from integrated washing machine, integrated tumble drier and integrated tall fridge freezer.

From the door to the Living Room area a step leads to a staircase to first floor with under stairs area and a uPVC double glazed door leads to:

### Superior Garden Room/Conservatory 14' 6" x 15' 6" (4.41m x 4.72m)

Beautifully appointed with fitted blinds, high quality Oak effect plank flooring, air conditioning (heating and cooling) and uPVC double glazed double doors to rear gardens.

Stairs ascend to:

### Large Galleried First Floor Landing

With uPVC double glazed window to North elevation, part ceiling beam and an Oak door leads to:

### Deep Linen Cupboard

With shelving.

From the Landing an Oak door leads to:

### Family Bathroom

Delightfully appointed benefiting from a large superior tiled recessed panelled bath with fully tiled surround, shower over and incorporating folding screen, high quality Oak effect flooring, WC, chrome towel





radiator, pedestal wash hand basin, uPVC double glazed window and recessed ceiling lighting.

From the Landing an Oak door leads to:

**Principal Bedroom 14' 4" max x 20' 1" max (4.38m max x 6.12m max)**

A beautifully appointed bedroom with partially vaulted ceiling incorporating ceiling beams, double radiator, uPVC double glazed window to front elevation, uPVC double glazed window to side elevation, dressing area and an Oak door leads to:

#### **En Suite Shower Room**

Impeccably appointed with a large wide walk in shower cubicle incorporating shower and sliding screen door, pedestal wash hand basin, WC, Oak effect plank flooring, uPVC double glazed window, part tiled wall and chrome towel radiator.

From the Landing an Oak door leads to:

**Bedroom Two 14' 4" x 9' 11" (4.37m x 3.03m)**

With uPVC double glazed window to rear elevation, radiator and exposed ceiling beams.

From the Landing an Oak door leads to:

**Bedroom Three 14' 4" x 9' 10" (4.37m x 3.00m)**

With uPVC double glazed windows providing attractive views, double radiator, partially vaulted ceiling and recessed ceiling lighting.

#### **Property Details - No. 168A BROUGHTON ROAD (SEMI-DETACHED COTTAGE)**

A most spacious semi-detached Period cottage providing delightful well appointed and presented accommodation of character benefiting from a paved path approach to a uPVC double glazed door which leads to:

#### **Enclosed Reception Porch**

With uPVC double glazed windows and a handsome Oak sectional glazed panelled door leads to:

**Open Plan Lounge/Sitting Area 25' 6" x 12' 6" (7.78m x 3.81m)**

Beautifully appointed with a central open tread staircase ascending to first floor, uPVC double glazed bow windows to front and side elevations, radiators within panels, television aerial point and a sectional glazed panel door leads to:

**Dining Kitchen 12' 5" x 12' 6" (3.79m x 3.81m)**

Well appointed with a great range of base units incorporating cupboards and drawers, wall mounted cupboards, inset single drainer one and a half bowl sink unit with mixer tap, plumbing for automatic washing machine, plumbing for dishwasher, wall mounted Worcester combination gas fired central heating boiler, Rangemaster kitchen range upon plinth, uPVC double glazed door to rear courtyard and an internal doorway leads to:

#### **Utility Hall**

With uPVC double glazed window to side elevation, plumbing for automatic washing machine and a panel door leads to:

#### **Large Bathroom**

Recently re-appointed with a large contemporary double ended bath incorporating central shower taps, WC, large walk in shower tray with





full height screen and overhead shower, fully tiled walls, tiled flooring, pedestal wash hand basin, expulsion fan, contemporary column radiators, uPVC double glazed window and recessed ceiling lighting. Stairs ascend to:

#### **First Floor Landing**

With double radiator, uPVC double glazed window to North elevation and a panel door leads to:

#### **Bedroom Three 12' 5" x 6' 2" (3.79m x 1.89m)**

Providing an ideal Nursery Room, Home Office or Occasional Bedroom. With uPVC double glazed window to rear elevation and double radiator.

#### **Bedroom One 13' 10" max x 12' 6" (4.22m max x 3.81m)**

With double radiator, a uPVC double glazed window to rear elevation and a panel door leads to a step descending to:

#### **Bedroom Two 11' 8" max x 12' 6" (3.55m max x 3.81m)**

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

#### **Outside - 168A BROUGHTON ROAD (THE COTTAGE)**

The property benefits from a forecourt and a communal driveway approach stands to the front. A gateway to the side allows access over a shared rear courtyard and benefits from a courtyard area which provides adequate space for a storage shed or patio area if required. A uPVC double glazed door leads from the courtyard to an outside WC with fully tiled walls which serves both this property and the workshop. To the front stands a separate brick building.

#### **Property Details - SINGLE STOREY BRICK BUILDING**

An attractively constructed single storey brick building currently being used as a studio business. With a glazed door within attractive arched glazed surround providing access from a tiled approach from the courtyard leading to:

#### **Suite One 19' 7" x 15' 3" (5.96m x 4.64m)**

With light, power, windows to North and South elevations, adequate sockets and switches and an Oak opaque panelled door leads to:

#### **Office/Suite Two 12' 5" x 12' 0" (3.78m x 3.65m)**

With light, power, windows to front and rear elevation and a stable door provides access to the front via an enclosed entrance porch with double glazed window to the South courtyard and internal stable door.

#### **DETACHED TIMBER STORAGE BUILDING 9' 10" x 15' 3" (3.0m x 4.65m)**

With double doors to front and windows to side.

From the courtyard high fencing incorporates a single gate which leads to an enclosed courtyard.

#### **Property Details - 168 BROUGHTON ROAD (CURRENTLY LET AS A VALETING CENTRE)**

The buildings benefit from a separate large wide pillared approach and a large gravel forecourt which provides excellent car parking facilities with brick edging and a tarmac approach leads to:



SPACIOUS FRAMED PORTAL CLEARSPAN WORKSHOP/GARAGE 27' 9" x 15' 2" (8.47m x 4.63m)

With high double doors to front, windows to side elevation, personal doors to either side and a panel door at the rear leads to:

Office Suite 11' 3" x 7' 9" (3.43m x 2.36m)

With windows to side and rear elevations and an internal door leads to: Office/Superb Storage Room 11' 3" x 7' 1" (3.43m x 2.17m)

With window to side elevation, door to outside providing access to the rear and currently used as a store room for 170 Broughton Road.

Services

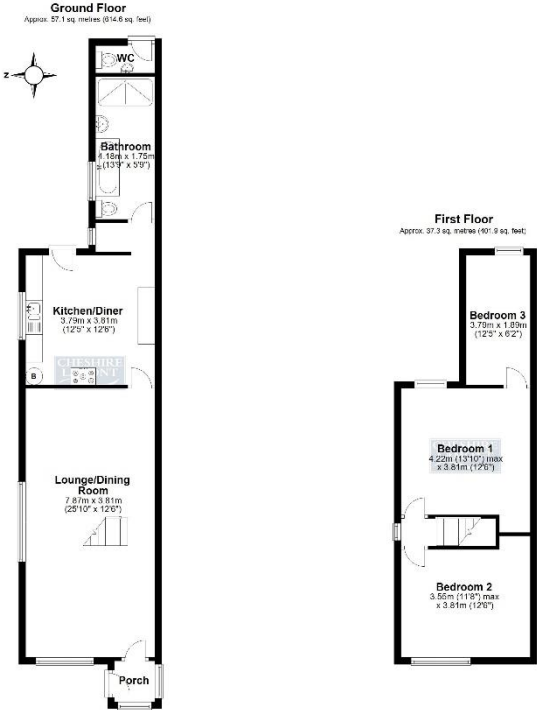
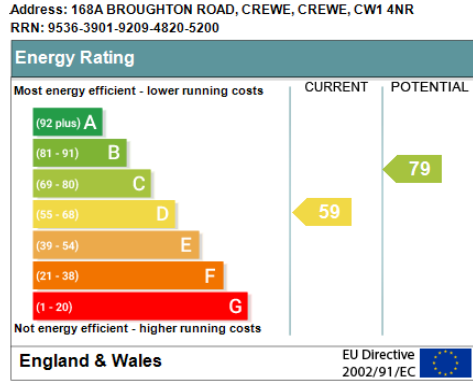
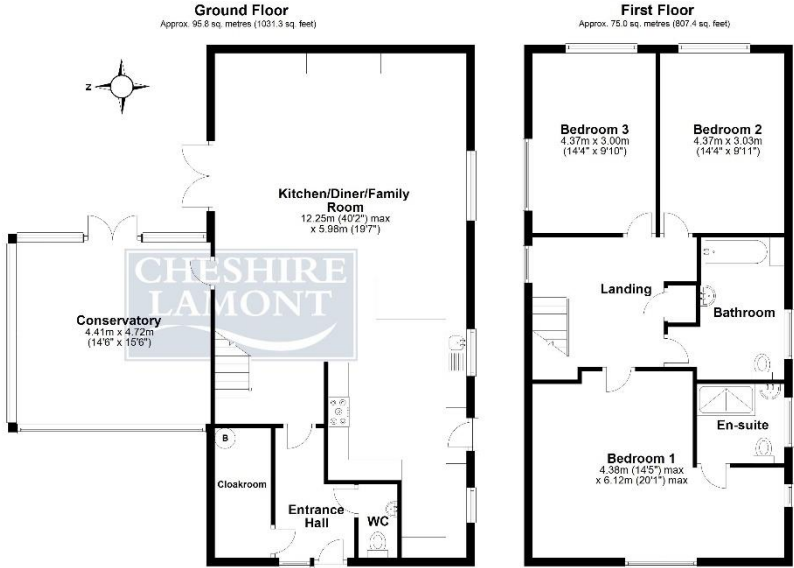
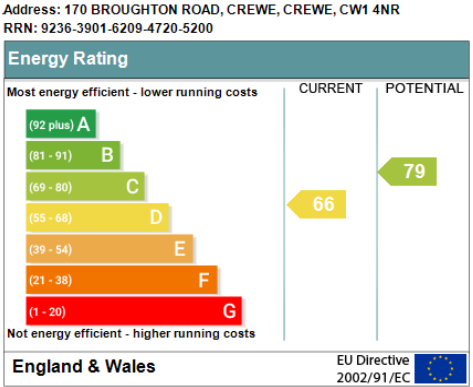
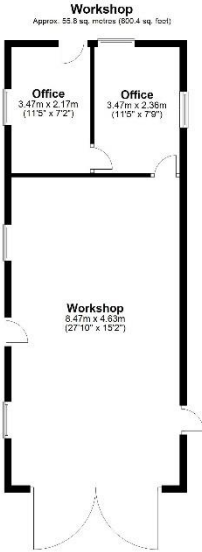
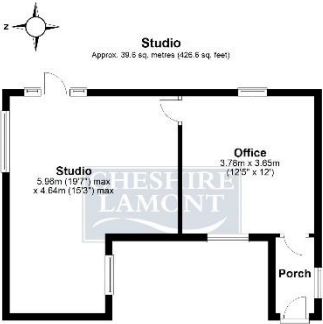
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed towards Middlewich along Middlewich Road. Turn right at Leighton Hospital along Smithy Lane and continue over the roundabout along Bradfield Road to the traffic lights. Turn left along Parkers Road and continue over the railway bridge. Turn right along Broughton Road and the properties are on the left hand side.







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.

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

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