



Apartments 1 & 2, 8 Alvaston Road, Nantwich CW5 5TT

A superb and rare opportunity to acquire a modern end of row townhouse within Nantwich town centre providing a self contained ground floor apartment and a first floor duplex apartment with significant further potential to amalgamate the two apartments together to create a three storey single dwelling. The property stands in a tranquil position within attractive surroundings and gardens and benefits from garaging. NO CHAIN.

- A ground floor apartment and first floor duplex apartment
- Superb development or investment
- With significant further potential to amalgamate both apartments into a three storey single dwelling opportunity
- In a tranquil situation close to the town centre
- Standing in attractive surroundings with gardens to the front and rear
- Ground floor apartment - with lounge, dining area, kitchen, bedroom and en-suite bathroom
- Duplex apartment - with kitchen, bathroom, bedroom and second floor lounge
- Superb potential for income generation - short or long term lets
- With some potential for further enhancement and improvement
- Garage and potential for further garaging and car access from the rear. NO CHAIN

Agents Remarks

This modern end of row house was converted in recent years to provide a ground floor apartment and generate income from a two storey duplex apartment over. The apartments benefit from separate services and stand in attractive surroundings close to the town centre. The apartments would benefit from a degree of enhancement and offer further potential for garaging to the rear if required. 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy



reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

A pleasant path approaches the property to the front through attractive surroundings and a block paved path leads to:

Covered Porch

With a uPVC double glazed panel door allowing access to:

Entrance Hall

With a door to Apartment Two, radiator and a door leads to:

GROUND FLOOR APARTMENT

Lounge/Dining Area 21' 7" x 12' 4" max (6.59m x 3.75m max)

With uPVC double glazed diamond leaded window to front elevation, living flame gas fire (not tested) inset within surround with hearth and insert, double radiator, door to under stairs storage cupboard and open access leads to:

Dining Area

With a wall mounted radiator and a door leads to:

Inner Hall

With a door to built-in cupboard, radiator and a door leads to:

Bathroom

With a panelled bath incorporating shower over and tiled enclosure, pedestal wash basin, WC, radiator and a door to linen cupboard with shelving.

From the Inner Hall open access leads to:

Bedroom 10' 8" x 6' 11" (3.26m x 2.11m)

With uPVC double glazed window to South facing rear elevation overlooking enclosed garden, radiator and fitted wardrobe.

From the Dining Area a glazed panel door leads to:

Kitchen 10' 8" x 7' 5" (3.26m x 2.25m)

With wall mounted cupboards, base units incorporating cupboards and drawers, single drainer sink unit, tiled flooring, uPVC double glazed window to side elevation, part tiled walls, radiator, electric cooker point and uPVC double glazed double doors lead to rear garden.

Garden

A path to the front of the property continues to the side to a gate allowing access to the rear garden. The low maintenance rear garden is enclosed within wooden panel fencing with a paved patio, paved path and gravel and slated areas. Garage and potential for further garaging and car access from the rear.

From the Entrance Hall a panel door leads to a staircase ascending to:

APARTMENT TWO

Landing

With uPVC double glazed diamond leaded window to front elevation providing lovely aspects, radiator, staircase ascending to second floor and a door leads to:



Bathroom

With panelled bath incorporating shower over and screen, WC, pedestal wash basin, uPVC double glazed window to rear elevation, radiator and door to airing cupboard with lagged cylinder and immersion.

Bedroom/Lounge 11' 0" x 8' 9" (3.36m x 2.66m)

With uPVC double glazed window to front elevation and radiator.

From the Landing a door leads to:

Kitchen 10' 3" x 7' 9" (3.13m x 2.36m)

With uPVC double glazed window to rear elevation providing lovely aspects, radiator, base units comprising cupboards and drawers, gas and electric cooker points, wall mounted gas fired central heating boiler, part tiled walls, single drainer sink unit and plumbing for washing machine.

From the Landing a staircase ascends to:

Second Floor Landing

With storage cupboard and a door leads to:

Second Floor Lounge/Bedroom 14' 4" max x 12' 7" (4.36m max x 3.84m)

With radiator and uPVC double glazed eaves window to rear elevation providing far reaching South facing views.

Tenure

Freehold.

Services

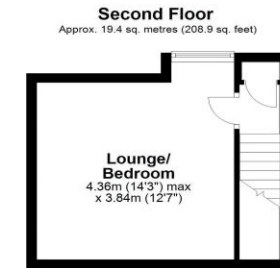
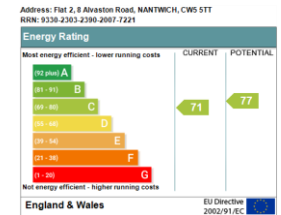
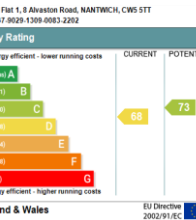
All main services are connected (separate supplies, not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

Proceed along Millstone Lane at Churches Mansions and continue onto Millstone Lane. Turn left onto The Crescent just before the traffic lights and left onto St Lawrence Court. Follow the road round to East View and onto Scaife Road. Turn right onto Alvaston Road and continue to the end. Turn left where the property is located on the right hand side.



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

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

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441