



9 Towers Close, Wistaston CW2 6QF





A delightfully situated four bedroom bay fronted detached 1950's period house in a most sought after prestigious position standing in lovely established gardens providing superbly arrayed and appointed accommodation of style and character. A viewing is highly recommended.

- A superb 1950's bay fronted detached house
- Situated within a tranquil cul-de-sac in a highly sought after location
- Standing in lovely established landscaped gardens with ornamental pond
- Well presented and appointed throughout
- Reception hall, lounge, dining room, cloakroom
- Extensive dining kitchen, superior garden room overlooking rear gardens
- Four first floor bedrooms, shower room and family bathroom
- Viewing highly recommended

Agents Remarks

The property stands in a fine location with lovely surrounding aspects nearby to services, shops and schooling within Wistaston. Nearby 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. 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 recessed porch with a raised quarry tiled step leads to a sectional double glazed hardwood door inset within sectional double glazed hardwood panels to either side allowing access to:

Glorious Reception Hall

With a most attractive wide staircase with quarter and three quarter landings ascending to first floor galleried landing, plate rail, high quality Oak flooring incorporating mat recess, radiator and a panel door leads to:

Under Stairs Cloakroom

With wall mounted wash basin, WC and Oak flooring.

From the Reception Hall a panel door leads to:

Dining Room 11' 11" max x 12' 0" (3.64m max x 3.65m)

With a uPVC double glazed bay window to front elevation, radiator, coved ceiling, uPVC double glazed window to side elevation and television aerial point.

From the Reception Hall a panel door leads to:

Lounge 18' 0" x 12' 0" (5.48m x 3.65m)

A delightful room enjoying lovely aspects, uPVC double glazed windows to side elevation, central recessed fireplace inset within attractive marble and Oak surround, full width uPVC double glazed window to rear elevation incorporating uPVC double glazed doors affording lovely aspects over attractive rear gardens, coved ceiling, two wall light points and radiator.

From the Reception Hall a sectional leaded and stained glass pine door leads to:

Extensive Dining Kitchen 12' 0" x 17' 9" (3.65m x 5.41m)

Beautifully appointed with a superb range of high quality base and wall mounted units, large peninsular dining counter, built-in double electric oven, integrated fridge and freezer, fitted dresser unit with glazed display shelving, inset single drainer one and a half bowl sink with mixer tap, integrated dishwasher, plumbing for washing machine, four ring gas hob with filter canopy over, coved ceiling, uPVC double glazed window to side elevation, an attractive leaded and stained glass exposed period panel door to side elevation and a panel door leads to:

Garage 18' 6" x 8' 7" (5.63m x 2.62m)

With an up and over door, uPVC double glazed window to side elevation, light, power, plumbing for washing machine, sink and a wall mounted Baxi combination gas fired central heating boiler.



From the Kitchen handsome Oak sectional glazed double doors lead to:

Superior Garden Room 11' 2" x 15' 5" (3.41m x 4.69m)

A delightful room enjoying lovely aspects over adjoining woodland area and attractive gardens with a clear glazed roof, uPVC double glazed windows, uPVC double glazed double doors and high quality Oak effect flooring.

First Floor Galleried Landing

With hinged access to loft and a panel door leads to:

Bedroom One 15' 0" x 12' 0" (4.57m x 3.65m)

A stunning room with outstanding far reaching views to Peckforton and Beeston Castles, uPVC double glazed window to side elevation, full width uPVC double glazed patio doors to Juliet balcony, radiator, coved ceiling and attractive Oak effect flooring.

Bedroom Two 14' 11" x 12' 0" (4.55m x 3.65m)

With a uPVC double glazed bay window to front elevation providing lovely surrounding aspects, radiator, uPVC double glazed window to side elevation providing far reaching views, coved ceiling and two wall light points.

Bedroom Three 16' 10" max x 7' 7" (5.12m max x 2.30m)

With a uPVC double glazed window to front elevation incorporating fitted plantation shutters and radiator.

Bedroom Four 8' 3" x 8' 10" (2.51m x 2.69m)

With a uPVC double glazed window to front and side elevations, recess wardrobe area and radiator.

Shower Room 9' 3" x 7' 7" (2.82m x 2.30m)

With a tiled corner fitted shower cubicle incorporating electric shower over curved screen doors, vanity wash basin with cupboards beneath, radiator, uPVC double glazed window and recessed ceiling lighting.

Bathroom 9' 3" x 8' 10" (2.82m x 2.69m)

Beautifully appointed with a panelled bath incorporating electric shower over and glazed screen, vanity wash basin with cupboards beneath, WC, radiator, attractive flooring, uPVC double glazed window and recessed ceiling lighting.

Externally

The property is situated within a small select cul-de-sac in an elevated position within Wistaston and provides lovely surroundings with an abundance of mature specimen trees on the periphery and expensive



landscaped lawned gardens benefit from all day sunshine, ornamental garden pond and well stocked flower beds and borders. A gate at the side of the property allows access to the front.

Tenure
Freehold.

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

Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
Proceed out of Nantwich proceed along Crewe Road towards Wistaston. Continue through the traffic lights at Wells Green and take the second right hand turning onto Berkeley Crescent. Take the second right turning onto Towers Close and then turn left where the property is located on the left hand side.

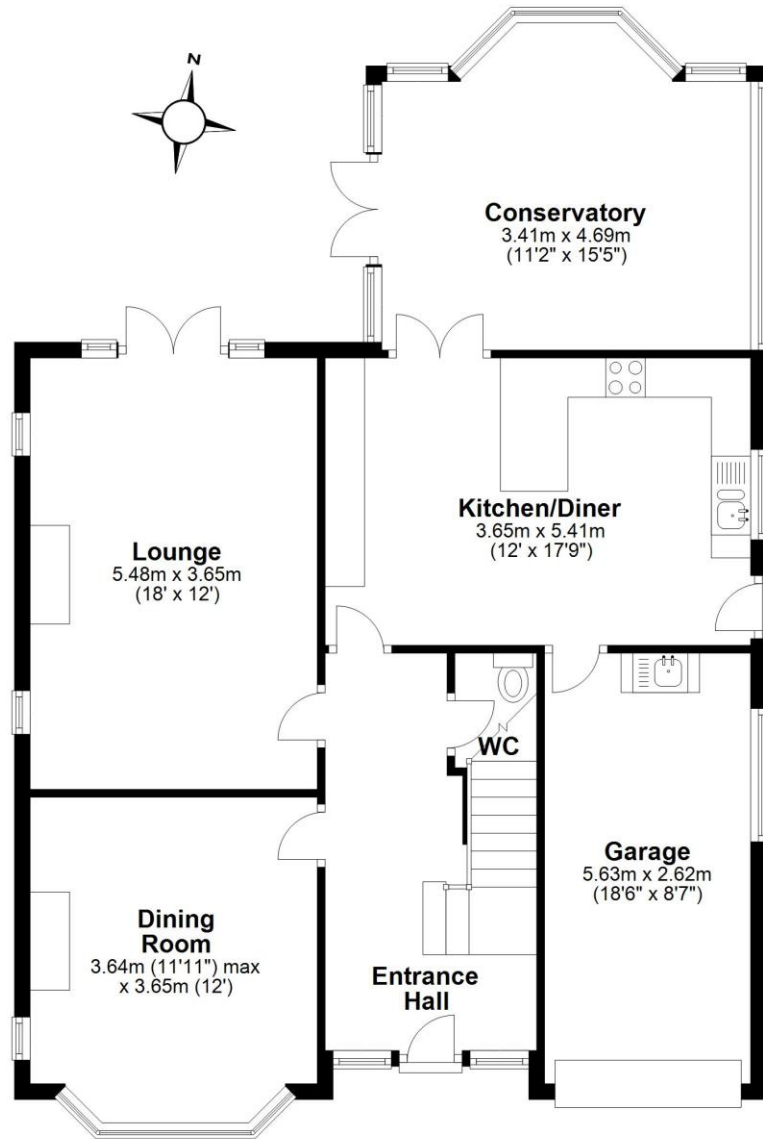


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



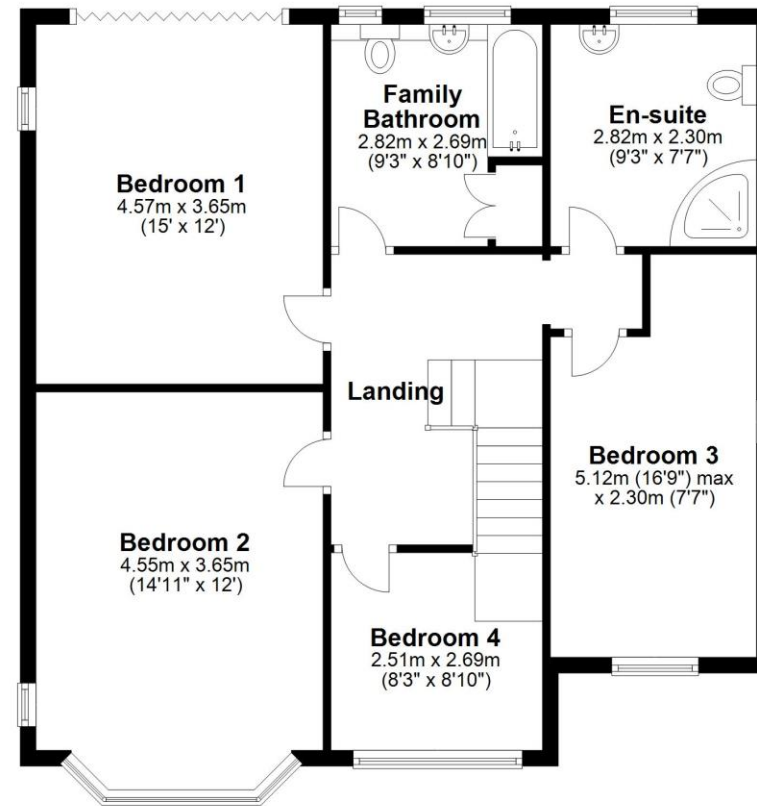
Ground Floor

Approx. 101.3 sq. metres (1090.2 sq. feet)



First Floor

Approx. 79.9 sq. metres (860.5 sq. feet)



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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarpoley
Cheshire CW6 0UW
Tel: 01829 730700

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