



8 Hillfield View, Nantwich CW5 7BZ



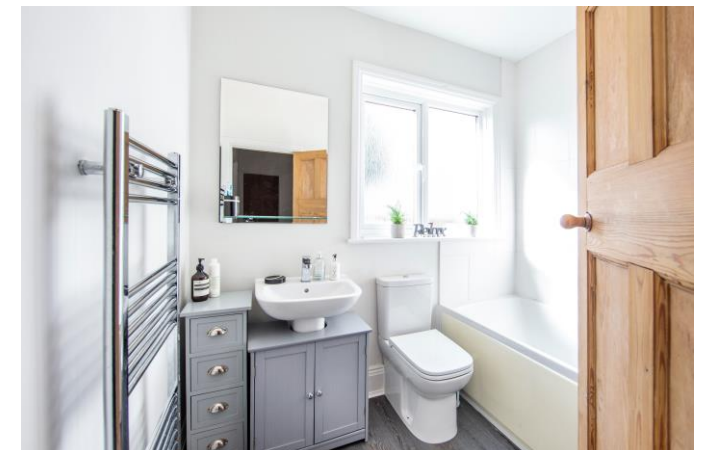
A spacious end row period townhouse in a fine and tranquil position nearby to the town centre and Nantwich railway station affording attractive accommodation of character with a range of appealing features, spacious reception hallway, living room, open plan dining kitchen, garden room/home office, three first floor bedrooms and bathroom. Rear walled courtyard area with further South facing lawned garden area and garden to front. NO CHAIN for early completion.

- A spacious end of row period townhouse
- In a very tranquil position nearby to historic Nantwich centre and railway station
- With garden to the front and South facing garden to rear with walled patio courtyard
- Spacious reception hall and living room with period fireplace
- Open plan dining kitchen and garden room/home office
- Two first floor double bedrooms, single bedroom and bathroom
- Gas fired central heating and uPVC double glazing
- NO CHAIN
- Viewing highly recommended



Agents Remarks

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 and nearby canal network with 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 host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.



Property Details

The property benefits from an attractive, tranquil position and is approached over a paved footpath with a stable-stone pathway extending to the front. A further paved patio area and lawned garden area is retained and sheltered by high stone-capped walling to side which leads to a period leaded and stained glass panel door allowing access to:

Reception Hall

A delightful wide hall with quarry tiled flooring, exposed feature Cheshire brick wall, wall mounted column radiator, under stairs cupboard to a wide staircase ascending to first floor galleried landing, uPVC double glazed window to front and side elevations and an exposed pine panel door leads to:

Living Room 11' 10" x 11' 11" (3.61m x 3.64m)

With a uPVC double glazed window to front elevation, picture rail, fireplace surround with hearth and attractive tiled inset with fire grate, parquet woodblock flooring and wall mounted column radiator.

From the Reception Hall an exposed pine panel door leads to:

Open Plan Dining Kitchen 12' 11" max x 20' 3" (3.93m max x 6.17m)

Dining Area

With quarry tiled flooring, wall mounted column radiator, picture rail, attractive tiled fireplace with hearth and fire grate within, uPVC double glazed windows to South facing courtyard elevation, sectional glazed panel door to Garden Room/ Home Office/Study and open access leads to:

Kitchen Area

With a mounted cupboard incorporating a combination gas fired central heating boiler, further wall mounted cupboard, four ring hob with filter canopy over, built-in electric oven, base units with upstands, plumbing for washing machine, single drainer sink unit with mixer tap, uPVC double glazed windows to courtyard elevation, uPVC double glazed door to outside and quarry tiled flooring.

From the Dining Area a door leads to:

Rear Hallway

With uPVC double glazed window to side elevation, column radiator, attractive Oak plank effect flooring and open access leads to:

Garden Room 16' 0" max x 5' 9" max (4.87m max x 1.74m max)

With a uPVC double glazed window, uPVC double glazed sliding patio door to courtyard and a partially vaulted ceiling incorporating lighting.



First Floor Landing

With uPVC double glazed window to side elevation and a period pine panel door leads to:

Bedroom One 12' 11" x 11' 11" (3.93m x 3.64m)

With uPVC double glazed window to rear elevation, cast iron grate with tiled hearth, picture rail and radiator.

Bedroom Two 11' 10" x 11' 11" (3.61m x 3.64m)

With uPVC double glazed window to front elevation providing lovely aspects, original cast iron grate with hearth, picture rail and radiator.

Bedroom Three 7' 9" x 7' 11" (2.37m x 2.42m)

With uPVC double glazed window to front elevation and radiator.

Bathroom 6' 0" x 7' 11" (1.84m x 2.42m)

Attractively appointed with a panel bath incorporating shower screen and shower over, vanity wash basin with cupboards beneath, WC, chrome towel radiator, grey Oak plank effect flooring, uPVC double glazed window to rear elevation, wall mounted mirror and access to roof space.

Externally

The property benefits from an enclosed South facing walled and paved courtyard with a stable stone pathway leading to a gate which allows access to a further enclosed garden area which is sheltered and bordered by high fencing and walling with mature trees to the South elevation offering potential for a delightful lawned garden. A pedestrian gate at the side of the property allows access to the front.

Tenure

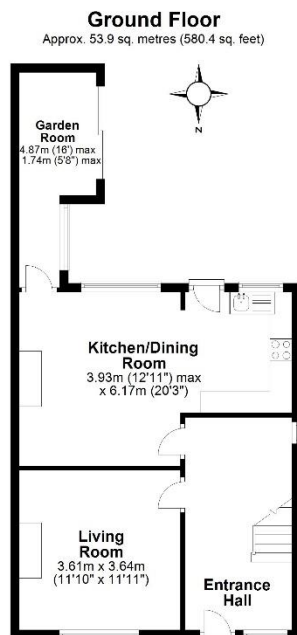
Freehold.

Services

All main services are connected (not tested by Cheshire Lamont) Please note whilst the property benefits from garden areas to the front and rear, there is no prescribed parking for this row.

Directions

Proceed out of Nantwich along Wellington Road and over the railway crossing. Turn second left into Hillfield Place and a pathway on the right hand side leads to the property.



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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