



**CHESHIRE  
LAMONT**

**15 Alvaston Road, Nantwich CW5 5TT**

A delightfully appointed and presented modern three bedroom semi-detached house in a fine position in Nantwich town benefiting from attractive surrounding aspects and South West facing established lawned rear garden within 400 yards of the town centre. Separate single garage. Viewing highly recommended. NO CHAIN for early completion.

- A very well situated modern three bedroom semi-detached house
- Within delightful gardens enjoying pleasant surrounding aspects
- In a highly sought after location within 400 yards of the town centre
- Open plan lounge and dining room
- Fully appointed kitchen
- Attractively presented and appointed throughout
- Three bedrooms and shower room
- Separate single garage
- NO CHAIN

#### 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, 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 paved path approaches the property from the front through delightful lawned garden area within neat hedging and leads to:



### Covered Porch

A high quality uPVC double glazed composite door allows access to:

### Reception Hall

With radiator, staircase ascending to first floor, high quality dark Oak engineered wood flooring and a panel door leads to:

### Open Plan Lounge and Dining Room 22' 11" x 12' 4" max (6.98m x 3.76m max)

#### Lounge

A delightful reception room with a uPVC diamond leaded double glazed bow window to front elevation, radiator, wall mounted electric fireplace, coved ceiling, high quality Oak engineered wood flooring and open access leads to:

#### Dining Area

With lovely South West facing aspects to the rear via a uPVC diamond leaded double glazed window, radiator, coved ceiling and a panel door leads to:

### Kitchen 11' 1" x 7' 5" (3.38m x 2.25m)

Superbly appointed with a range of high quality base and wall mounted units, single drainer one and a half bowl sink unit with mixer tap, plumbing for washing machine, built-in double electric over, four ring hob with filter canopy over, radiator, corner fitted under stairs pantry cupboard, part tiled walls, integrated fridge and freezer, uPVC double glazed door to rear gardens and uPVC double glazed window to side elevation.

### First Floor Landing

With access to loft, doors to airing cupboard incorporating a wall mounted gas fired central heating boiler, and a panel door leads to:

### Bedroom One 12' 1" max x 9' 4" max (3.69m max x 2.85m max)

With a uPVC double glazed window to rear elevation overlooking rear gardens, coved ceiling, radiator and fitted double wardrobe incorporating railing and shelving.

### Bedroom Two 10' 6" x 9' 4" (3.19m x 2.85m)

With uPVC diamond leaded double glazed window to front elevation, radiator and coved ceiling.

### Bedroom Three 7' 6" x 7' 5" (2.29m x 2.25m)

With a uPVC diamond leaded double glazed window to front elevation, coved ceiling and radiator.

### Shower Room 5' 5" x 6' 6" (1.65m x 1.98m)

With a corner fitted shower cubicle, fully tiled walls, pedestal wash basin, WC, tile effect plank flooring and a uPVC double glazed window.



## Externally

The property benefits from attractive South West facing rear gardens which are sheltered by high wooden panel fencing and high walling with a block paved patio area, timber garden cabin, paved path and a central lawned area. There is space at the side of the property with high walling and a gate allows access to the front.

## Tenure

Freehold.

## Services

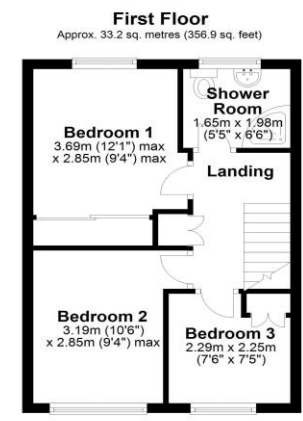
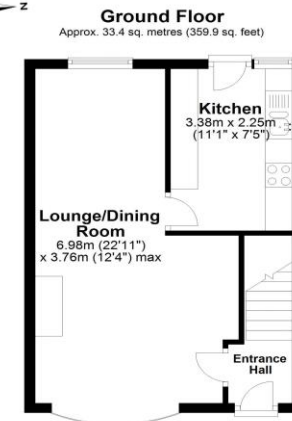
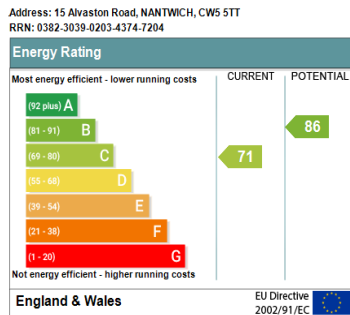
All main services are connected (not tested by Cheshire Lamont).

## Viewings

Strictly by appointment only via Cheshire Lamont.

## Directions

Proceed 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 where the property is located.



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.

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