



10 Nixons Row, Nantwich CW5 5HE

CHESHIRE
LAMONT

A charming, spacious three bedroom modern townhouse in a superb position off Welsh Row providing lovely accommodation of appeal in a tranquil location with a range of attractive qualities. Enclosed West facing paved courtyard garden and garaging. Viewing recommended.

- A superb and deceptively spacious modern townhouse
- In a fine tranquil lane location off Welsh Row
- Providing well presented accommodation over three floors
- With attractive surrounding aspects in a lovely location nearby to sought after schooling and the Shropshire Union Canal
- West facing private courtyard garden and garaging to rear
- Fully appointed open plan dining kitchen, cloakroom and partially vaulted lounge with Oak flooring and attractive fireplace
- Master bedroom with en-suite shower room, two further bedrooms and bathroom
- 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, 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 step leads to a high quality hardwood panelled door with double glazed inserts leading to:

Reception Hall

With stairs ascending to first floor, double radiator, tiled floor, half height panelled walls and an attractive door leads to:



Open Plan Dining Kitchen 19' 9" x 13' 3" (6.01m x 4.05m)

Comprehensively and superbly appointed with an excellent range of high quality base and wall mounted units comprising cupboards and drawers beneath granite working surfaces, five ring gas hob, large built in electric oven with chimney filter canopy, integrated wine rack, integrated pantry cupboard, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, uPVC double glazed window to front elevation providing attractive aspects, double radiator, tiled flooring, part tiled walls, recessed ceiling lighting and an attractive panelled door leads to:

Cloakroom

With vanity wash hand basin with cupboard beneath, WC, contemporary column radiator and tiled flooring.

Spacious Lounge 18' 10" x 13' 3" (5.75m x 4.05m)

A beautiful reception room with a partially vaulted ceiling incorporating a large Velux window, attractive uPVC double glazed French doors with fitted blinds provides Westerly facing aspects over enclosed garden, high quality Oak flooring, contemporary style living flame effect fireplace inset within large fireplace surround and with granite hearth and insert, two radiators and four wall light points.

First Floor Landing

With a pine spindle staircase incorporating quarter landing ascending to second floor and a door leads to:

Bedroom Two 14' 6" x 13' 3" (4.41m x 4.05m)

With a uPVC double glazed window providing attractive aspects, double radiator and large wardrobe recess.

Bathroom

With large curved panelled bath incorporating shower screen and shower over, vanity wash hand basin within surround with, tiled flooring, two fully tiled walls and recessed ceiling lighting.

Bedroom Three 11' 9" x 9' 1" (3.58m x 2.78m)

With double radiator, uPVC double glazed window and deep built in airing cupboard incorporating wall mounted combination gas fired central heating boiler and vented cylinder system.

From the First Floor Landing stairs ascend to:

Second Floor Quarter Landing

With wall mounted access to roof storage area and Velux window over.

Master Bedroom Suite 13' 5" x 13' 3" (4.09m x 4.05m)

With a uPVC double glazed eaves window to East elevation providing lovely aspects and glimpses of Nantwich Church tower, wardrobe recess, radiator and a panelled door leads to:



En-Suite Shower Room

With a vanity wash hand basin within surround incorporating WC and cupboards, wet floor shower area with glazed screens and illuminated display niche, two fully tiled walls, tiled flooring, Velux window, ceiling fan and ceiling lights.

Externally

The property benefits from a most attractive position down a quiet private lane and stands behind a block paved area to the front. The rear of the property benefits from an extensive West facing paved patio garden enjoying all day and evening sunshine, sheltered to both sides by high fencing with plants and shrubs. A gate at the rear leads to a semi-detached single garage.

Garage

With an up and over door, light, power and a rear personal door.

Tenure

Freehold.

Services

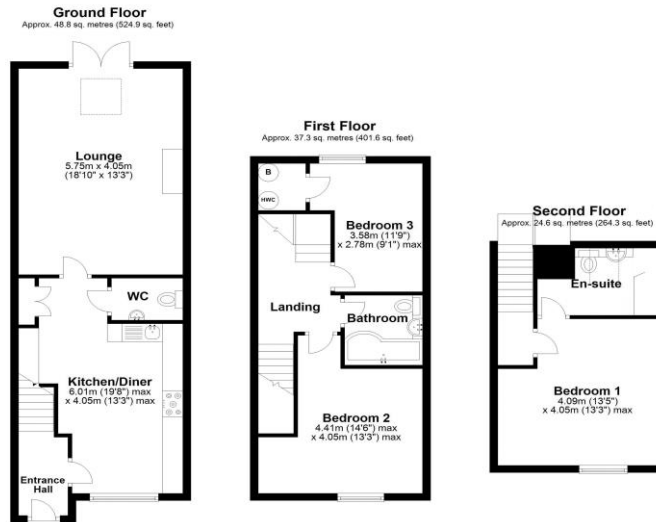
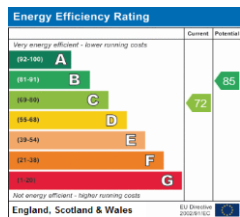
All main services are connected (not tested by Cheshire Lar)

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along Welsh Row, past Marsh Nixons Row is on the left.



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