



8 South Crofts, Nantwich CW5 5SG

**CHESHIRE
LAMONT**

A most spacious three bedroom period house situated in a highly regarded location upon South Crofts within easy walking distance of the town centre providing well arrayed accommodation with great potential to improve and enhance and benefiting from garage and parking space. Viewing recommended.

- A most spacious three bedroom mid row period house
- Situated in a superb position upon the highly regarded South Crofts
- Just a short walk into the town centre
- Oversized garaging and parking space
- Entrance hall, two large reception rooms, kitchen and wet room
- Two spacious first floor double bedrooms, single bedroom and bathroom
- Second floor loft room ideal for conversion with necessary planning permission
- A great opportunity to enhance and improve this lovely period house
- Viewing 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 brick pillared gateway and paved path leads to a covered canopy porch with a uPVC double glazed door allowing access to:

Entrance Hall

With coved ceiling and central heating control and a panel door leads to:



Lounge 14' 4" x 14' 1" (4.38m x 4.29m)

A spacious reception room with a uPVC double glazed bay window to front elevation, coved ceiling and radiator.

From the Entrance Hall a glazed door leads to:

Dining Room 14' 1" x 17' 9" (4.29m x 5.42m)

A further spacious room with a uPVC double glazed window to rear elevation, radiator, staircase ascending to first floor, wall light points, coved ceiling, wall mounted log effect electric fire and a glazed door leads and step descends to:

Kitchen 18' 2" x 8' 11" (5.53m x 2.72m)

With a range of base and wall mounted units comprising cupboards, drawers and shelving, plumbing for dishwasher, plumbing for washing machine, gas cooker point, tiled walls, wall mounted gas fired central heating boiler, uPVC double glazed window to side elevation, uPVC sectional double glazed door to outside and a panel door leads to:

Wet Floor Shower Room

With tiled walls, pedestal wash basin, WC, uPVC double glazed window to rear elevation, extractor fan and wall mounted shower.

First Floor Landing

With coved ceiling, paddle staircase ascending to second floor and a panel door leads to:

Bedroom One 14' 4" x 17' 9" (4.38m x 5.42m)

A superb spacious bedroom with two uPVC double glazed windows to front elevation, radiator and fitted wardrobe.

Bedroom Two 15' 1" x 12' 5" (4.59m x 3.78m)

A further spacious bedroom with a uPVC double glazed window to rear elevation, fitted wardrobe and radiator.

Bathroom

With a spa panelled bath incorporating shower over, WC, vanity wash basin with cupboard beneath, column radiator, uPVC double glazed window, tiled walls and a glazed door leads to:

Bedroom Three 8' 8" x 8' 11" (2.64m x 2.72m)

With a uPVC double glazed window to rear elevation, access to loft space, over stairs cupboard and radiator.

From the Landing a wooden paddle staircase ascends to:

Second Floor Loft Room 17' 5" max x 16' 9" max (5.31m max x 5.11m)

A versatile room with three rooflights, feature brick walling, range of useful eaves storage areas, light and power.



Externally

A paved courtyard area stands to the front of the property. The enclosed walled rear garden benefits from paved patio areas and pathways, a lawned garden area, useful garden store, outside tap and a door allows access to the garage and parking space.

Oversized Garage

With roller door to front, light and power.

Tenure

Freehold.

Services

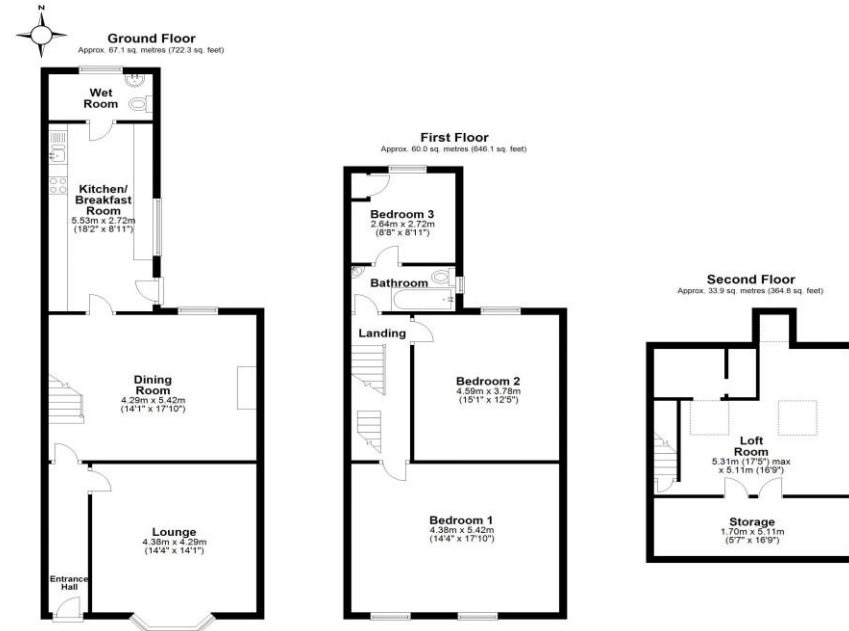
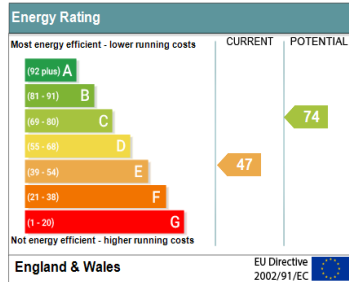
All main services are connected (not tested by Cheshire Lamont).

Directions

From Nantwich Church proceed on foot past the historic market hall and continue along Monks Lane with the Dysart Buildings on the left hand side until reaching South Crofts. Bear right and the property is on the left hand side.



Address: 8 South Crofts, NANTWICH, CW5 5SG
RRN: 9640-3942-5200-1434-9204



Note: Floor Plans are for identification purposes only and Not to Scale

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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