



CHESHIRE
LAMONT

68 North Crofts, Nantwich CW5 5QS

A charming bay fronted two bedroom mid row period character property situated in a highly regarded tranquil location within the heart of historic Nantwich providing superbly enhanced and improved accommodation with many original features. With a lawned front garden and parking facilities to the rear. NO CHAIN for early completion. Viewing highly recommended.

- A simply charming bay fronted two bedroom character mid row property
- Situated in a lovely tranquil location within the heart of historic Nantwich
- Providing superbly enhanced and improved accommodation
- Retaining much character with lovely original features
- Benefiting from a lawned front garden and parking to the rear
- Lounge with original fireplace, spacious newly fitted modern dining kitchen
- Two first floor double bedrooms, bathroom with shower
- UPVC double glazing, newly fitted carpets and floorings
- 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, 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 wrought iron stands to the front of the property with a brick pathway that leads along a lawned garden area with picket fencing to a uPVC double glazed composite door allowing access to:

Lounge 10' 6" x 12' 0" (3.20m x 3.67m)

With a uPVC double glazed bay window to front elevation, column radiator, an ornate original fireplace with dog grate, ornate ceiling rose, fitted shelving, fitted cupboard, grey oak plank effect flooring and a panel door leads to:

Dining Kitchen 20' 6" max x 12' 0" (6.24m max x 3.67m)

A spacious room with a superb range of newly fitted shaker style base and wall mounted units, tall unit with shelving, attractive quartz effect working surfaces, built-in electric oven with four ring gas hob and chimney filter canopy over, plumbing for washing machine, single drainer sink with mixer tap, uPVC double glazed window to rear elevation, recessed ceiling lighting, under stairs area, grey oak effect plank flooring, further uPVC double glazed window to rear elevation, wall mounted Worcester gas fired central heating boiler, uPVC double glazed door to outside, further column radiator, wall mounted corner fitted cupboard and a spindle staircase incorporating newly fitted carpet ascending to first floor with panelled walling and dado railing to side.

First Floor Landing

With panelled walling, dado railing, newly fitted carpet, wall light points, access to loft with retractable ladder and a panel door leads to:

Bedroom One 10' 7" x 12' 0" (3.22m x 3.67m)

With a uPVC double glazed window to front elevation providing lovely aspects, original ornate fireplace with dog grate, column radiator, ornate ceiling rose and newly fitted carpet.

Bedroom Two 13' 0" x 9' 0" max (3.95m x 2.75m max)

With a uPVC double glazed window to rear elevation, column radiator, newly fitted carpet and ornate ceiling rose.

Bathroom

With a tiled "p" shaped bath incorporating rainfall shower with additional shower attachment and folding screen, WC, pedestal wash basin, chrome towel radiator, extractor fan, uPVC double glazed window to rear elevation and oak effect plank flooring.

Externally

A wrought iron gate to the front allows access to a brick paved path that leads along a lawned garden area with mature trees and an arbour. The rear benefits from a paved area providing parking facilities.

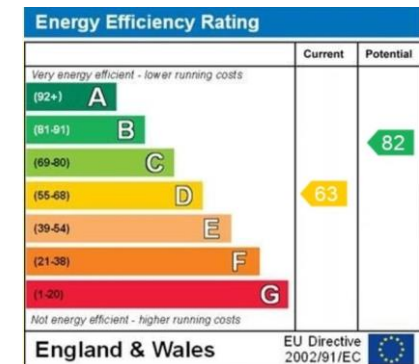
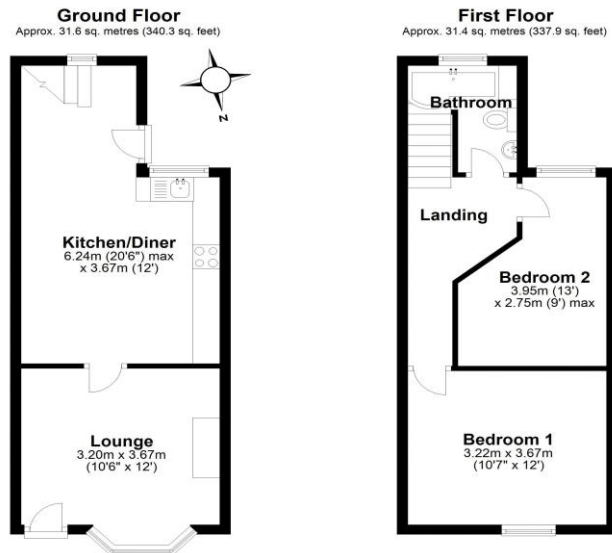


Tenure
Freehold.

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

Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
On foot from our Nantwich office proceed past the Church and along Monks Lane, upon reaching South Crofts bear left along the footpath and to the front of North Crofts terrace. By car proceed along Hospital Street turn left at the roundabout and left again by Nantwich vets into South Crofts and follow the previous instructions.



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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