



2 Rookery Close, off South Crofts, Nantwich CW5 5SJ

A superbly positioned, spacious mid row townhouse providing attractively appointed accommodation in a fine location nearby to Nantwich town centre benefiting from a double width drive, separate single garage with further parking, south facing enclosed paved garden, two reception rooms, kitchen, cloakroom, three first floor double bedrooms and bathroom with separate shower. Viewing recommended. NO CHAIN for early completion.

- A most spacious three double bedroomed mid row townhouse extending to over 1100 square foot
- In a fine position upon South Crofts and within 300 yards of Nantwich town centre|
- With a double width drive providing off road parking and a separate single garage with drive
- Enclosed south facing patio garden
- Reception hall, deep under stairs cupboard and lounge with uPVC double glazed doors to garden
- Dining room, kitchen and cloakroom
- Three first floor double bedrooms and fully appointed bathroom with separate shower cubicle
- Enjoying lovely aspects and surroundings, situated upon South Crofts
- NO CHAIN

Agents Remarks

This spacious property stands in a superb position upon a highly sought after road within historic Nantwich. 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. Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year



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Property Details

A double width entrance drive stands to the front of the property providing superb parking and attractive aspects along South Crofts towards St Marys Church. A step beneath a rebated porch leads to a uPVC double glazed door allowing access to:

Reception Hall

With a returned staircase ascending to first floor, deep under stairs storage area, tiled flooring, radiator and a panel door leads to:

Kitchen 11' 7" x 7' 7" (3.53m x 2.30m)

With a superb range of base and wall mounted units, attractive working surfaces, single drainer sink unit with mixer tap, four ring hob with chimney extractor over, built-in electric oven, integrated fridge and freezer, plumbing for washing machine, uPVC double glazed window to front elevation with fitted blind, radiator and tiled flooring.

From the Reception Hall a panel door leads to:

Dining Room 13' 1" x 8' 10" (3.98m x 2.70m)

With radiator, high quality oak effect laminate flooring and uPVC double glazed window to front elevation.

From the Reception Hall open access leads to:

Rear Hall

With a sectional glazed panel door to outside, high quality oak effect laminate flooring, radiator and a panel door leads to:

Cloakroom

With WC, wall mounted wash basin, radiator, tiled flooring and uPVC double glazed window.

From the Reception Hall a panel door leads to:

Lounge 15' 9" x 11' 9" (4.80m x 3.59m)

With full width uPVC double glazed sliding patio doors to rear garden enjoying attractive aspects, radiator and high quality oak effect laminate flooring.

First Floor Landing

With access to loft and a panel door leads to:

Bedroom One 15' 9" x 11' 9" (4.80m x 3.58m)

With a deep uPVC double glazed eaves window to rear elevation providing lovely aspects and radiator.



Bedroom Two 11' 7" x 10' 9" (3.53m x 3.27m)

With a full height uPVC double glazed window to front elevation overlooking South Crofts and radiator.

Bedroom Three 11' 7" x 9' 11" (3.53m x 3.01m)

With a full height uPVC double glazed window to front elevation, panel door to built-in cupboard and radiator.

Bathroom

With a panelled bath, pedestal wash basin, WC, recessed shower cubicle incorporating folding screen door and shower over, fully tiled walls, chrome towel radiator, high quality oak effect laminate flooring and two uPVC double glazed windows to rear elevation.

Externally

The property benefits from attractive aspects to the rear with a paved garden area incorporating flower beds and borders and a path leads to a pedestrian gate at the rear which provides access to a single garage and drive. A double width driveway stands to the front of the property providing further off road parking facilities.

Tenure

Freehold.

Services

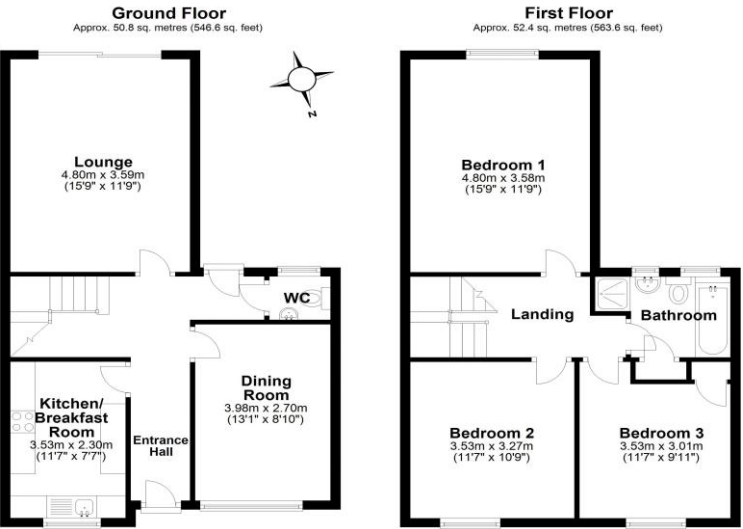
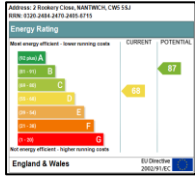
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From our Nantwich office proceed along Hospital Street and turn left at Churches Mansion. Turn left by The Nantwich Vets onto South Crofts where the property is located on the left hand side.



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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