



23 Pratchetts Row, Nantwich CW5 5SB

CHESHIRE
LAMONT

A very well presented and recently improved two bedroom end of row period house situated in the heart of historic Nantwich providing spacious accommodation over two floors with lounge, dining kitchen, ground floor bathroom, two first floor double bedrooms and a courtyard garden to the rear. NO CHAIN for early completion. Viewing highly recommended.

- A two bedroom end of row period house situated in a most convenient position nearby to the town centre and railway station
- Recently enhanced and improved to a high standard affording well presented accommodation throughout
- Spacious lounge, dining kitchen, rear hall and fully appointed bathroom with shower
- Two first floor double bedrooms
- Pleasant paved courtyard garden to the rear
- Repairs carried out to external brickwork and roof, new firewall to loft
- Recently installed gas boiler, consumer unit, radiators, upgraded electrics and high speed internet connection
- NO CHAIN

Agents Remarks

This well presented period house has been greatly improved and enhanced in recent years with upgraded electrics, new consumer unit, recently installed boiler, new radiators and external repairs to the brickwork and roof. This property is a perfect first time purchase or investment opportunity. 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 sectional glazed uPVC double glazed door allows access to:

Spacious Lounge 13' 10" x 11' 5" (4.22m x 3.47m)

With a uPVC double glazed window to front elevation, radiator, coved ceiling, central recessed fireplace incorporating an electric coal effect stove (not tested) with oak mantel above, storage cupboard with shelf above and a door leads to:

Modern Dining Kitchen 12' 11" x 9' 1" (3.93m x 2.76m)

With a range of white gloss fronted base and wall mounted units, attractive working surface, four ring gas hob with filter canopy above and built-in electric oven beneath, part tiled walls, plumbing for washing machine, uPVC double glazed window to rear elevation, radiator, understairs storage area and a door leads to:

Rear Hall

With a staircase ascending to first floor, uPVC double glazed door to outside, radiator and a door leads to:

Bathroom 6' 6" x 5' 8" (1.99m x 1.72m)

With a panelled bath incorporating electric shower over, WC, pedestal wash basin, uPVC double glazed window to side elevation, tiled walls, tiled flooring and radiator.

First Floor Landing

With access to loft space and a door leads to:

Bedroom One 12' 5" x 11' 5" (3.79m x 3.47m)

A spacious double bedroom with a uPVC double glazed window to front elevation, radiator, coved ceiling, built-in double wardrobe incorporating railing and a Baxi gas fired central heating boiler and further built-in cupboard.

From the Landing a door leads to:

Bedroom Two 9' 1" x 8' 11" (2.76m x 2.73m)

A further double room with a uPVC double glazed window to rear elevation, radiator and built-in over stairs cupboard incorporating railing.

Externally

A pleasant low maintenance paved courtyard garden stands to the rear of the property retained within walling.

Tenure

Freehold.



Services

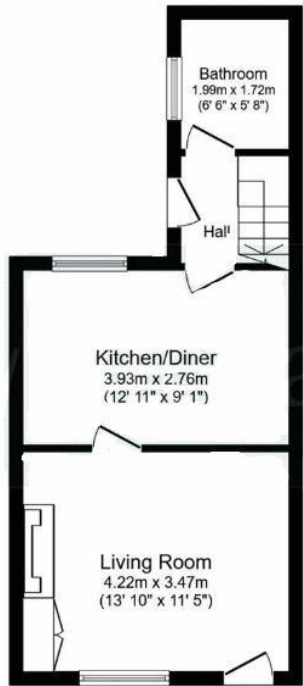
All main services are connected (not tested by Cheshire Lamont).

Viewings

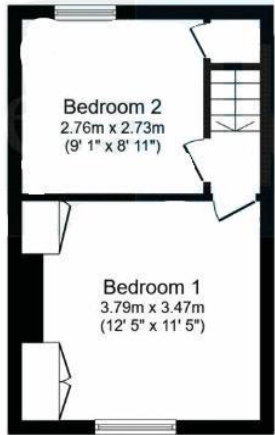
Strictly by appointment only via Cheshire Lamont.

Directions

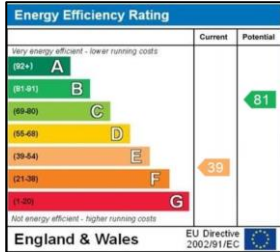
Pratchetts Row is located opposite Morrisons supermarket.



Ground Floor



First Floor



Total floor area 57.5 m² (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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