



104 Riverside, Nantwich CW5 5HT

CHESHIRE
LAMONT

A well situated three bedroom semi-detached house within the corner of a tranquil close upon a small estate benefiting from riverside aspects and gardens close to the town centre affording some further potential with a driveway, garage, spacious lounge with conservatory overlooking river, kitchen, cloakroom, three first floor bedrooms and bathroom. NO CHAIN for early completion. Viewing recommended.

- A fine riverside three bedroom semi-detached house
- Situated within the corner of a tranquil close upon a small estate
- Nearby to the town centre and parkland
- Benefiting from an enclosed rear garden, driveway and garage
- Entrance hall, cloakroom and kitchen
- Spacious lounge with double doors to conservatory
- Three first floor bedrooms and bathroom
- With potential for further enhancement
- NO CHAIN

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 tiled pitched canopy porch with a panel door leads to:

Entrance Hall

With a returned staircase ascending to first floor, oak effect laminate flooring, radiator coved ceiling, panel door to built-in cupboard and a panel door leads to:



Cloakroom

With WC, wash basin and double glazed window to front elevation.

From the Entrance Hall a panel door leads to:

Kitchen 9' 5" x 8' 1" (2.88m x 2.47m)

With a range of base and wall mounted units, four ring gas hob with filter canopy over, built-in electric oven, double glazed window to rear elevation, plumbing for washing machine, part tiled walls, wall mounted gas fired central heating boiler, single drainer one and a half bowl sink unit with mixer tap and radiator.

From the Entrance Hall a sectional glazed door leads to:

Lounge with Dining Area 15' 1" x 14' 6" (4.60m x 4.43m)

An attractively appointed reception room with double glazed windows to south facing gable elevation, oak effect laminate flooring, radiator, panel door to understairs storage cupboard, coved ceiling and double glazed double doors lead to:

Conservatory 11' 1" x 9' 2" (3.39m x 2.79m)

With uPVC double glazed windows affording lovely aspects over the Riverside area, tiled flooring and a uPVC double glazed door to patio.

First Floor Landing

With double glazed window to front elevation, access to loft, panel door to airing cupboard incorporating cylinder system and a panel door leads to:

Bathroom 6' 9" x 6' 8" (2.05m x 2.03m)

With a panel bath incorporating a shower over, WC, pedestal wash basin, part tiled walls and a double glazed window.

Bedroom One 11' 5" x 8' 2" (3.48m x 2.50m)

With a double glazed window overlooking woodland area and riverside, radiator and a built-in double wardrobe incorporating railing and shelving.

Bedroom Two 11' 0" x 8' 2" (3.36m x 2.50m)

With a double glazed window overlooking woodland area and riverside to the rear and radiator.

Bedroom Three 8' 2" x 6' 9" (2.50m x 2.05m)

With a double glazed window to side elevation and radiator.

Externally

The property benefits from a lawned garden area with patio, bordered and contained within wooden fencing with a gate allowing access to lovely riverside walks. Driveway and garage.



Garage

With up and over door.

Tenure

Freehold.

Services

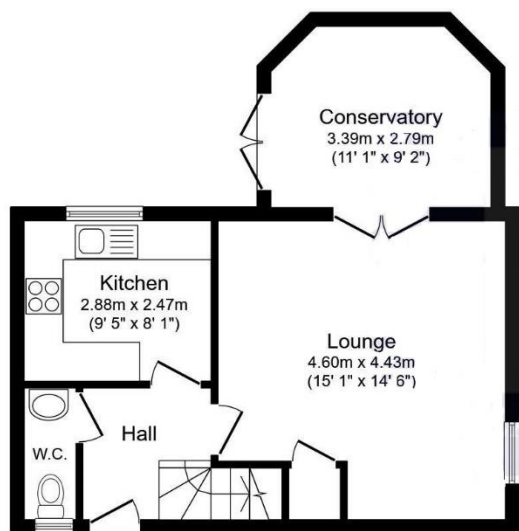
All main services are connected (not tested by Cheshire Lamont).

Viewings

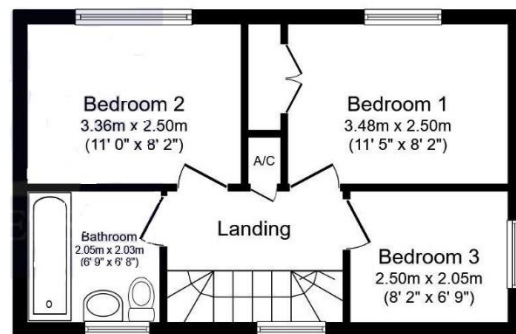
Strictly by appointment only via Cheshire Lamont.

Directions

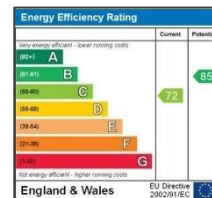
Proceed along Waterlode and turn left onto Welsh Row. Turn left onto Queen's Drive and take a left turn into Riverside where the property is located.



Ground Floor



First Floor



Total floor area 77.8 sq.m. (838 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). Plan produced for Leaders. Powered by www.focalagent.com

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CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporeley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441