



5 Marsh Lane, Nantwich CW5 5HH

CHESHIRE
LAMONT

A most charming two bedroom mid row period cottage upon the highly popular Marsh Lane just off historic Welsh row and nearby to the town centre providing well appointed accommodation of superb character and appeal with a delightful country style rear garden area. NO CHAIN for early completion. Viewing highly recommended.

- A simply charming two bedroom mid row period cottage
- Exuding character with a wealth of attractive features
- Situated in a most sought after location off Welsh Row nearby to the town centre
- Benefiting from an attractive rear garden area
- Lounge with ceiling beams and handsome Cheshire brick fireplace
- Modern dining kitchen and attractive bathroom with shower
- First floor double bedroom, second bedroom and WC
- A great cottage in a superb situation
- 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 sectional hardwood glazed door allows access to:



Lounge 11' 11" x 10' 9" (3.64m x 3.28m)

With a uPVC sectional double glazed window to front elevation, central Cheshire brick fireplace within chimney breast incorporating a log burning stove upon slate hearth, ceiling beams, wood plank flooring, two radiators and a doorway leads to:

Dining Kitchen 10' 0" x 9' 11" (3.05m x 3.03m)

With a range of shaker style base and wall mounted units comprising cupboards and drawers, built-in electric oven with four ring gas hob and filter canopy over, stainless steel single bowl sink with mixer tap, part tiled walls, uPVC double glazed window to rear elevation, half height wall panelling, wood plank floor, two radiators, ceiling beams, stairs with half height wall panelling ascending to first floor and a doorway with quarry tiled step leads to:

Rear Hall

With tiled floor, sectional glazed door to outside, space for fridge freezer with cupboard above and an exposed oak door leads to:

Bathroom

With a panelled bath incorporating shower taps, pedestal wash basin, two uPVC double glazed windows, tiled floor, part tiled walls, chrome antique style towel radiator, further radiator and a panel door leads to:

Deep Storage Cupboard

Incorporating a wall mounted Worcester gas fired central heating boiler and plumbing for washing machine.

First Floor Landing

With recessed ceiling lighting and a doorway leads to:

Bedroom One 11' 11" x 10' 9" (3.64m x 3.28m)

With a sectional uPVC double glazed window to front elevation, ceiling beams, radiator and fitted shelving.

From the Landing a doorway leads to:

Inner Landing

With a sectional glazed door incorporating fitted blind leading to:

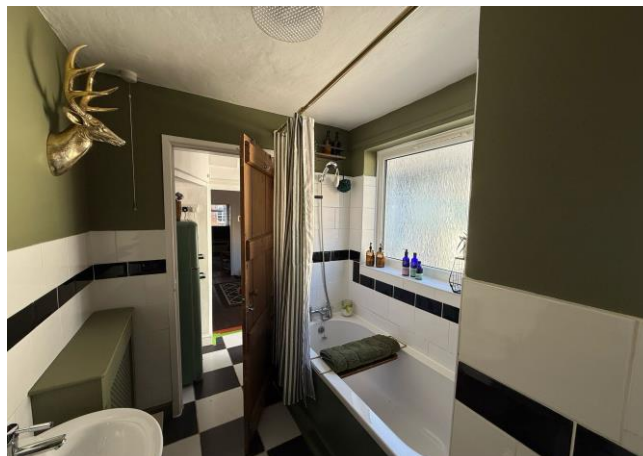
WC

With a vanity wash basin incorporating cupboard beneath, WC, chrome towel radiator, half tiled walls and extractor fan.

From the Inner Hall a sectional glazed door with fitted blind leads to:

Bedroom Two 6' 9" x 6' 11" (2.06m x 2.11m)

With a uPVC double glazed window to rear elevation, high level cupboard and radiator.



Rear Garden

A delightful garden with a gravel area and steps ascending to a gravel seating area, paved patio and an artificial lawned area with a share path to the side that leads to a garden shed. The garden further benefits from an outside tap and external lighting. A shared gate at the side allows bin access.

Tenure

Freehold.

Services

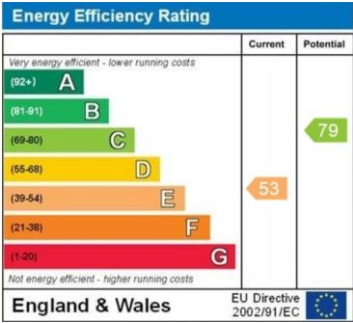
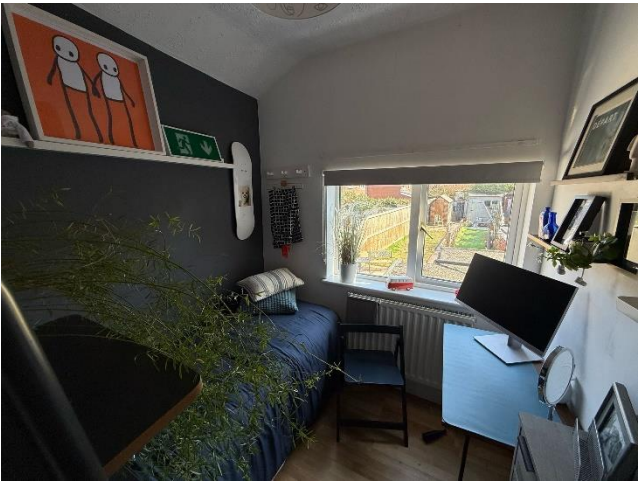
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed along Welsh Row and take the third left hand turning onto Marsh Lane where the property is situated 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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