



**30 Byron Walk, Kingsey Village, Nantwich CW5 5UT**

**CHESHIRE  
LAMONT**

A superb modern two bedroom mid mews house situated in a tranquil position upon the highly regarded Kingsley Village nearby to the town centre providing high quality fixtures and fittings and benefiting from a delightful enclosed rear garden and allocated parking. NO CHAIN. Viewing highly recommended.

- A superb modern two bedroom mid mews property
- Situated in a tranquil position upon the highly sought after Kingsley Village
- Nearby to the centre of historic Nantwich
- Attractive enclosed low maintenance rear garden and allocated parking
- Lounge with high quality Amtico flooring and plantation shutters
- Fully appointed modern kitchen with quartz working surfaces overlooking the rear garden and cloakroom
- Master bedroom and bedroom two with plantation shutters and contemporary bathroom
- NO CHAIN for early completion
- Viewing highly recommended

#### Agents Remarks

This superb modern house stands in a lovely tranquil situation within the popular Kingsley Village development and is within short walking distance from the town centre and all it has to offer. 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 porcelain paved path with an artificial grassed area leads to a sectional glazed door allowing access to:

#### Lounge 13' 7" x 12' 11" (4.13m x 3.93m)

With a uPVC double glazed window to front elevation incorporating fitted plantation shutters, radiator, stairs ascending to first floor, high quality Amtico flooring, under stairs area and a panel door leads to:

#### Dining Kitchen 12' 11" x 11' 5" (3.93m x 3.49m)

With a superb range of contemporary white gloss fronted base and wall mounted units, quartz working surfaces, built-in electric oven with hob and filter canopy above, integrated fridge and freezer, integrated washing machine, sink with mixer tap, attractive tiled flooring, wall mounted Valliant gas fired central heating boiler, uPVC double glazed window to rear with fitted plantation shutters, uPVC double glazed door to garden, contemporary radiator, recessed ceiling lighting and a panel door leads to:

#### Cloakroom

With WC and corner fitted wash basin and tiled flooring.

#### First Floor Landing

With access to loft space and a panel door leads to:

#### Bedroom One 12' 11" x 10' 1" (3.93m x 3.07m)

With a uPVC double glazed window incorporating fitted plantation shutters, radiator and a door to over stairs cupboard with railing.

#### Bedroom Two 11' 10" x 7' 2" (3.60m x 2.18m)

With a uPVC double glazed window to rear elevation incorporating fitted plantation shutters and radiator.

#### Bathroom 8' 8" x 6' 0" (2.65m x 1.83m)

With a panelled bath incorporating electric shower over and glazed screen, WC, pedestal wash basin, uPVC double glazed window with fitted plantation shutters, radiator, part tiled walls and tiled flooring.

#### Externally

The attractive rear garden benefits from a porcelain tiled path and patio area, an artificial lawned area and a gate to the rear allowing access to an allocated parking space. The garden is contained within wooden panel fencing.

#### NB

The floorplan is a mirror image of this property.



**Tenure**

Leasehold 999 years from build date. Fees apply.

**Services**

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

**Viewings**

Strictly by appointment only via Cheshire Lamont.

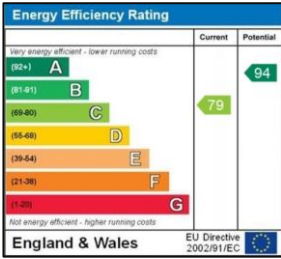
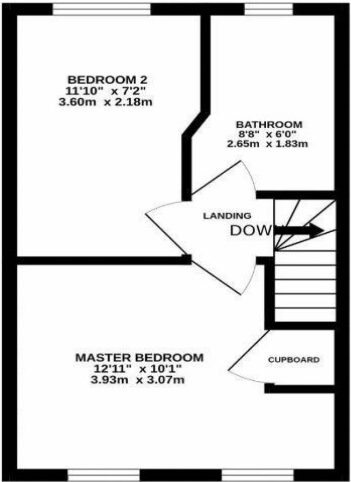
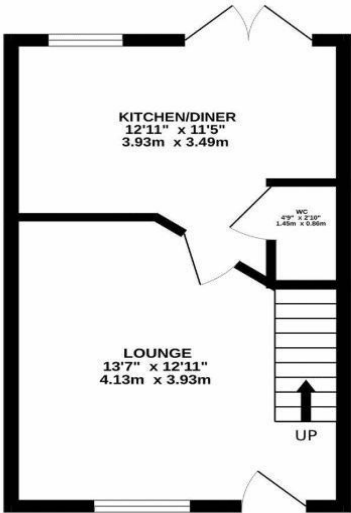
**Directions**

From the town centre proceed along the Waterlode to the traffic lights at Welsh row. Continue over the lights passed Nantwich football ground and turn left into Fairfax Drive. Take the 3rd left turning into Byron Walk where the car park space is situated to the rear of the property.



GROUND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.

1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



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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