



10 The Crescent, Nantwich CW5 5ND

CHESHIRE  
LAMONT



A handsome two bedroom mid row bay fronted period house standing in a superb position nearby to the town centre providing spacious well arrayed accommodation with potential to further enhance and improve if required. Large low maintenance rear garden with spacious gravel area providing excellent parking facilities and brick-built outbuilding with adjoining WC. NO CHAIN for early completion. Viewing recommended.

- A most handsome mid row bay fronted period house
- Situated in a highly convenient and sought after location nearby to the town centre
- Providing spacious well arrayed accommodation Providing potential for further enhancement if required
- Low maintenance rear garden with gravel driveway providing excellent parking facilities
- Brick outbuilding with adjoining WC
- Porch, reception hall, bay fronted lounge, dining/ sitting room and kitchen
- Two first floor double bedrooms, bathroom with shower and utility room
- NO CHAIN for early completion
- Viewing recommended

#### Agents Remarks

This period property is ideally situated close to the town centre and provides spacious accommodation with potential to further enhance and extend into the loft space if required. 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 low stone capped brick wall stands to the front of the property with a gateway allowing access over a path which leads to a raised step to a uPVC double glazed door allowing leading to:

### Enclosed Porch

With half height decorative dado, tiled flooring and a sectional glazed door leads to:

### Reception Hall

With a staircase ascending to first floor, high moulded coved ceiling and a door leads to:

### Lounge 12' 0" x 12' 0" (3.65m x 3.67m)

With a sash bay window to front elevation, two wall light points, high coved ceiling and radiator.

From the Reception Hall a door leads to:

### Dining/Sitting Room 12' 5" x 11' 9" (3.78m x 3.58m)

With a uPVC double glazed window to rear elevation, radiator and a door leads to:

### Kitchen 13' 7" x 7' 7" (4.15m x 2.31m)

With a range of shaker style base and wall mounted units, attractive working surfaces, single drainer one and a half bowl sink with mixer tap, built-in electric oven with four ring hob and extractor over, integrated dishwasher, fridge freezer, washing machine, radiator, part tiled walls, uPVC double glazed windows to side elevation, uPVC double glazed door to outside and folding doors to under stairs storage cupboard.

### First Floor Landing

With a door to:

### Bedroom One 15' 6" x 11' 11" (4.73m x 3.64m)

With two uPVC double glazed windows to front elevation overlooking The Crescent and radiator.

### Bedroom Two 11' 11" x 10' 2" (3.62m x 3.11m)

With a uPVC double glazed window to rear elevation and radiator.

### Bathroom 8' 3" x 7' 6" (2.51m x 2.29m)

With a panel bath incorporating shower over, wall mounted wash basin, WC, chrome towel radiator, part tiled walls, uPVC double glazed window and a door leads to:

### Utility Room 7' 7" x 5' 0" (2.30m x 1.53m)

With plumbing for washing machine, wall mounted gas fired central heating boiler and uPVC double glazed window.





Externally

The property benefits from a generous low maintenance rear garden with a paved patio area and gravel area providing superb parking facilities. The property further benefits from a brick outbuilding at the rear with an adjoining WC.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed from our office along Hospital Street towards Church Lane. At the roundabout take the 1st exit onto Hospital St/A534 and at the next roundabout take the 1st exit onto Millstone Ln/B5074. At the next roundabout take the 2nd exit and stay on Millstone Ln/B5074. Turn left onto Beam Street where the property is located further along the road on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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