



48 Heatley Lane, Broomhall, Near Nantwich CW5 8BA

A superbly enhanced and improved period semi-detached house of immense character in a fine semi rural location nearby to Nantwich, standing in large gardens to the side and rear of the property and benefitting lovely surrounding aspects incorporating attractive period features Large driveway and parking facilities. NO CHAIN. Viewing highly recommended.

- A delightfully situated semi-detached period house
- Standing in a fine semi rural location with lovely surrounding aspects
- Within extensive established lawned gardens and upon a plot extending to 0.12 of an acre
- Delightfully appointed throughout to a high standard
- Incorporating original period features and luxurious contemporary full bathroom suite
- Large driveway and space to the side of the property for a large extension or garden cabin
- Lounge with fireplace, fully fitted kitchen with Rayburn and granite worktops
- Garden room and conservatory, cloakroom and utility
- Two large double bedrooms and very useful loft room with velux window
- PLANNING PERMISSION FOR TWO STOREY EXTENSION
- NO CHAIN for early completion



Agents Remarks

This superb semi detached house standing in a lovely situation and has been comprehensively improved throughout to a very high standard. The house incorporates many appealing features and stands in attractive large gardens.

Property Details

A large triple width pebble driveway stands to the front of the property and a stone step leads to a handsome high quality double glazed composite door allowing access to:

Reception Hall

With attractive original exposed wood block floor incorporating mat recess, tiled feature walling, radiator, staircase ascending to first floor and an original exposed pine door leads to:



Lounge 13' 1" x 12' 10" (4m x 3.9m)

Beautifully appointed with a fireplace upon a recessed slate hearth with attractive tiled insert incorporating a solid cast iron wood burning stove and with mantel over, contemporary radiator, double glazed window, original exposed herringbone wood block floor, tv plinth with cupboards beneath, archway to deep under stairs storage alcove and recess with uPVC double glazed window to side elevation and an original exposed pine door leads to:

Kitchen 10' 10" x 11' 10" (3.3m x 3.6m)

Comprehensively equipped with a superb range of attractive base and wall mounted units, shelving, marble working surfaces and upstands, three door Rayburn incorporating two hobs beneath a Stoves chimney canopy, inset single drainer one and a half bowl sink with mixer tap, integrated dishwasher, integrated fridge, contemporary radiator, tiled floor and an original exposed pine door leads to:

Laundry Room

With wall mounted cupboards, base units, uPVC double glazed window, tiled floor and an original exposed pine door leads to:

Utility Room

With plumbing for washing machine, radiator and uPVC double glazed window to side elevation.

From the Kitchen a sectional glazed door leads to:

Garden Room/Conservatory 8' 6" x 14' 9" (2.6m x 4.5m)

Superbly appointed with attractive high quality oak effect plank floor, three panel bi-folding doors to rear garden and uPVC double glazed windows.

First Floor Landing

With an original exposed pine door to:

Bedroom One 9' 6" x 12' 10" (2.9m x 3.9m)

With radiator, uPVC double glazed window providing lovely far reaching views over countryside and over-stairs fitted cupboard.

Bedroom Two 14' 5" x 8' 10" (4.40m x 2.7m)

With a uPVC double glazed window to rear elevation affording stunning views over countryside and attractive garden, radiator and a folding staircase ascends to:

Loft Room

With Velux window and eaves storage cupboards

Bathroom 10' 10" x 7' 10" (3.3m x 2.4m)

Luxuriously appointed with a freestanding bath incorporating shower tap stand to side, large walk-in shower cubicle, uPVC double glazed



window, attractive tiled walls, vanity wash basin with cupboards beneath, WC, tiled floor, panelled walling, chrome towel radiator and recessed ceiling lighting.

Externally

The property stands in an extensive plot with large lawned gardens to the side and the rear of the property, bordered by neat established hedging and incorporating flowerbeds and borders. The house benefits from a large driveway with space to the side of the property for a future extension if required or a garden cabin.

Tenure

Freehold.

Services

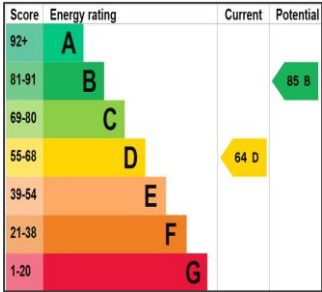
Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed over the railway crossing and along Wellington Road. Turn right along Park Road and past the Lake on the right hand side. After passing Coole Lane on the left, continue pass Sound School on the right and turn left into Heatley Lane, the property is situated on the right hand side.



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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