



109 London Road, Nantwich CW5 6LN

CHESHIRE
LAMONT

A deceptively spacious three bedroom extended bay fronted period house within historic Nantwich providing well presented accommodation and benefiting from a superb contemporary open plan living/dining space with kitchen, lounge, utility room, cloakroom, three first floor bedrooms and luxurious bathroom. Allocated parking space to the rear with adjoining lawned garden. Viewing highly recommended.

- A superb extended three bedroom bay fronted period house
- Situated in a slightly elevated position within walking distance of the town centre
- Paved courtyard area to the rear with a separate spacious lawned garden and parking space
- Reception hall, bay fronted lounge with handsome fireplace
- Contemporary open plan living/dining space with contemporary kitchen
- Utility room and cloakroom
- Three first floor bedrooms and delightful luxurious bathroom with separate shower
- Providing deceptively spacious and well presented accommodation
- 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

The property stands in a slightly elevated position upon London Road with a step ascending to a paved path that leads to a sectional double glazed door with half moon window above allowing access to:

Reception Hall

A lovely entrance to the property with high quality oak effect flooring, mat recess, staircase ascending to first floor, radiator, feature archway and a door leads to:

Lounge 13' 7" x 11' 9" (4.15m x 3.59m)

A delightful reception room with a uPVC double glazed box bay window to front elevation, handsome fireplace, ornate coved ceiling and radiator.

From the Reception Hall open access leads to:

Stunning Open Plan Living Family Dining Kitchen Living/Dining Area 12' 0" x 11' 11" (3.65m x 3.62m)

With high quality oak effect flooring, feature wood wall panelling, radiator, uPVC double glazed window to rear elevation and open access to:

Contemporary Kitchen 12' 0" x 10' 10" (3.65m x 3.30m)

Beautifully appointed with a superb range of base and wall mounted units, attractive solid wood working surfaces, breakfast counter incorporating cupboards and drawers, built-in electric oven, induction hob, integrated dishwasher, niche for tall fridge freezer, one and a half bowl sink with mixer tap, high quality oak effect flooring, recessed ceiling lighting, uPVC double glazed window, uPVC double glazed door to outside, radiator and a door leads to:

Utility Room 10' 9" x 7' 4" (3.27m x 2.23m)

With solid wood working surface, plumbing for washing machine, space for tumble dryer, wall mounted Ideal gas fired central heating boiler, high quality oak effect flooring, feature pine wall panelling, double glazed window, glazed oak door to outside, radiator and a door leads to:

Cloakroom

With WC, vanity wash basin with cupboards beneath, high quality oak effect flooring and extractor fan.

First Floor Galleried Landing

With roof light, door to storage cupboard incorporating access to loft space and a door leads to:

Bedroom One 15' 7" x 11' 11" (4.76m x 3.62m)

A spacious room with a uPVC double glazed window to front elevation and radiator.



Bedroom Two 12' 0" x 10' 1" (3.67m x 3.07m)

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

Bedroom Three 12' 0" x 7' 10" (3.65m x 2.40m)

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

Luxurious Bathroom 10' 10" x 7' 8" (3.30m x 2.34m)

A stunning bathroom with a contemporary freestanding bath, twin enamel sinks within vanity unit incorporating cupboards beneath, WC, large walk-in shower enclosure with glazed screen, rain shower and additional shower attachment, part tiled walls, uPVC double glazed window, chrome towel radiator and attractive oak effect flooring.

Externally

The property benefits from a courtyard to the rear with two external brick built storage sheds and bin area with a gate that leads to a shared gravel area and to a parking space. A path from the parking space leads to a gate allowing access to an extensive private lawned garden benefiting from a patio area, bordered and secluded by high hedging and established trees. There is an archway that leads from the side of the property to the rear.

Tenure

Freehold.

Services

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

Viewings

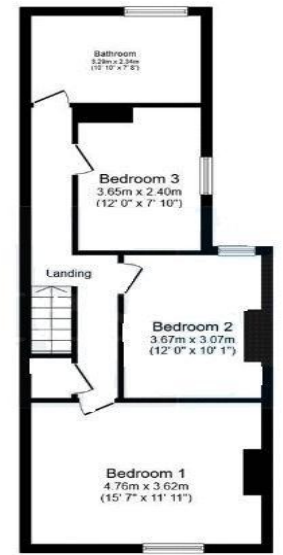
Strictly by appointment only via Cheshire Lamont.

Directions

Proceed from Nantwich along London Road and the property is located on the left hand side.



Ground Floor



First Floor

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