



41 Park View, Nantwich CW5 6EP

CHESHIRE
LAMONT

A two bedroom bay fronted mid mews period house situated in a highly sought after location overlooking Barony Park and close to the town centre providing well arrayed accommodation and benefiting from a paved courtyard garden and parking at the rear. NO CHAIN for early completion. Viewing recommended.

- A two bedroom bay fronted mid mews period house
- Situated in a highly sought after location
- Overlooking Barony Park and close to the town centre
- Paved rear courtyard garden and parking area
- Enclosed porch, reception hall and kitchen
- Bay fronted sitting/dining room and spacious lounge
- Two first floor double bedrooms and bathroom with separate shower
- NO CHAIN
- Viewing 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 paved path leads through a forecourt area to a uPVC double glazed door allowing access to:

Enclosed Reception Porch

With quarry tiled flooring, tiled walls, coved ceiling and a sectional glazed hardwood door leads to:



Reception Hall

With dado rail, high, moulded coved ceiling, staircase ascending to first floor and an original Scotch pine door leads to:

Sitting/Dining Room 11' 3" x 10' 4" (3.43m x 3.15m)

With a uPVC double glazed bay window to front elevation providing lovely aspects over Barony Park, high moulded coved ceiling, radiator, dado rail, picture rail and a central fireplace within surround upon marble hearth.

From the Reception Hall an original Scotch pine door leads to:

Lounge 12' 0" x 13' 9" (3.67m x 4.19m)

Superbly appointed with a uPVC double glazed doors to rear patio, radiator, recessed fireplace with mantel over, picture rail, high moulded coved ceiling, original Scotch pine door to deep under stairs cupboard, central heating thermostat and an original Scotch pine door leads to:

Kitchen 11' 9" x 6' 10" (3.59m x 2.09m)

With a range of base and wall mounted units, attractive working surfaces with upstands, electric cooker, single drainer sink unit with mixer tap, plumbing for washing machine, tiled flooring, uPVC double glazed window and radiator.

First Floor Landing

With an original Scotch pine panel door to:

Bedroom One 10' 10" x 13' 10" (3.31m x 4.22m)

With a uPVC double glazed window to front elevation providing lovely aspects over Barony Park, radiator, cast iron fireplace and a pine door leads to:

Inner Landing

With an original Scotch pine door to:

Bathroom 11' 7" x 6' 9" (3.54m x 2.06m)

With a corner fitted shower cubicle incorporating an electric shower, WC, panelled bath, pedestal wash basin, half panelled walling, dado rail, panelled ceiling, recessed ceiling lighting, radiator and a uPVC double glazed window.

From the Inner Landing a pine door leads to:

Bedroom Two 12' 2" x 10' 4" (3.71m x 3.15m)

With a uPVC double glazed window to rear elevation, radiator, high moulded coved ceiling, cast iron fireplace and an original Scotch pine door leads to First Floor Landing.



Externally

The property benefits from a paved walled rear courtyard garden incorporating a shed and a gate leads to a communal vehicular access area which leads to a further car parking area.

Tenure

Freehold.

Services

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

Viewings

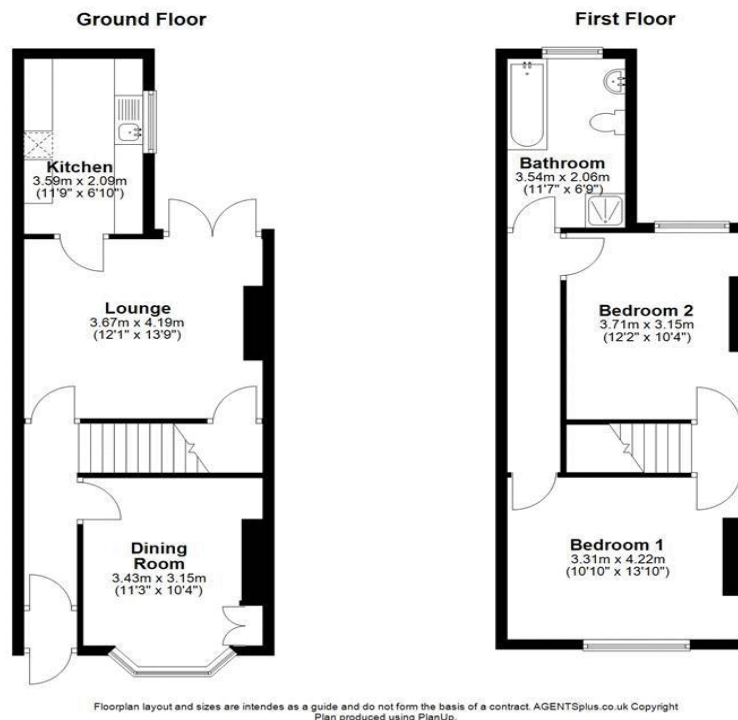
Strictly by appointment only via Cheshire Lamont.

Directions

From our Nantwich office turn left along Millstone Lane at Churches Mansions and continue to the traffic lights. Turn right and the property is located on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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