25 The Pike, Nantwich  CW5 7AR
A highly appealing individual semi-detached house affording versatile accommodation, recently enhanced to a very high standard and offered with no chain for early completion, situated in a superb position upon the popular Brine Baths Estate nearby to Nantwich town centre. Providing superb accommodation of character with attractive South facing gardens and aspects. Reception hall, lounge, conservatory/garden room, breakfast kitchen, sitting room/bedroom three and shower room. First floor master bedroom, bedroom two and contemporary style bathroom. UPVC double glazing, combination gas central heating.

- An impressive three bedroom semi-detached house
- Situated in a lovely position on a popular estate
- Nearby to Nantwich town centre, Nantwich Lake and highly regarded schooling
- Affording versatile accommodation
- Offered with no chain, available for early completion
- High quality flooring and fitted carpets throughout, UPVC double glazing, combi GCH
- Lounge with fireplace, conservatory/garden room
- Second sitting room/bedroom three, shower room
- Fully appointed breakfast kitchen, two first floor double bedrooms, contemporary style bathroom
- Early 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 and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub. 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 host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details
A high quality UPVC double glazed composite door leads to:

Reception Hall
A delightful entrance to the property with high quality grey Oak effect flooring, UPVC double glazed window to front elevation, staircase with fitted carpet ascending to first floor landing, radiator, wall mounted alarm control and an attractive door leads to:

Lounge 14' 9'' x 9' 10'' (4.5m x 3m)
With a UPVC double glazed window to front elevation, double radiator, chimney breast with recessed living flame gas fire inset within an attractive fireplace surround, coved ceiling, fitted carpet and sliding UPVC double glazed patio doors lead to:

South Facing Corner Conservatory 9' 6'' x 8' 2'' (2.9m x 2.5m)
With high quality grey Oak effect flooring, UPVC double glazed doors to patio and rear garden and UPVC double glazed windows.

From the reception hall a door leads to:

Breakfast Kitchen 11' 6'' x 9' 10'' (3.5m x 3m)
Superbly appointed with an excellent range of high quality base and wall mounted units comprising cupboards and drawers, four ring gas hob with filter canopy over, built in double electric oven, enamel sink drainer one and a half bowl sink unit, plumbing for automatic washing machine, wall mounted display cupboard, tall cupboard incorporating Worcester combination gas fired central heating boiler, double radiator, part tiled walls, under stairs cupboard with louvre doors and a UPVC double glazed window providing attractive South facing aspects over patio terrace and lawned rear garden.

From the reception hall a door leads to:

Shower Room 6' 3'' x 5' 3'' (1.9m x 1.6m)
With vanity wash hand basin with cupboards beneath, WC, corner fitted shower cubicle with sliding screen doors and shower over, contemporary tiling and an opaque UPVC double glazed window.
From the reception hall a door leads to:

Sitting Room/Bedroom Three 16' 5'' x 7' 7'' (5m x 2.3m)
With a UPVC double glazed window to front elevation and radiator.

First Floor Landing
With a UPVC double glazed window to rear elevation providing fine
garage. First Floor Landing
Far reaching South facing views over attractive garden and established
trees, eaves storage cupboard and a door leads to:

Master Bedroom 14' 9'' x 9' 10'' (4.5m x 3m)
With fitted carpet, UPVC double gazed windows to front and rear
elevations, deep built in cupboard, radiator, access to loft and fitted
wardrobe incorporating radiator.
Bedroom Two 9' 6'' x 8' 6'' (2.9m x 2.6m)
With a UPVC double glazed window to West elevation, radiator and eaves cupboard.

Bathroom 6' 11'' x 6' 7'' (2.1m x 2m)
A delightfully appointed bathroom with a contemporary bath, folding shower screen and shower over, vanity wash hand basin with cupboards beneath, WC, tiled walls, radiator and UPVC double gazed window.

Outside
This attractive semi-detached house provides delightfully presented accommodation and stands in a most attractive location nearby to Nantwich Lake, Weaver Primary School and Brine Leas high school. The property benefits from a driveway and well sized front lawned gardens with additional space to create further parking provision if required. The garden to the rear is South facing with pleasant aspects and incorporates a lawned garden area, flowerbeds and borders and a paved patio terrace.

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

Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
Proceed along Wellington Road and over the railway crossing. Turn right along Park Road and turn left onto Newbold Way. Continue along Newbold Way and take the third left hand turning onto The Pike. The property is situated on the right hand side.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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