A superbly extended and considerably improved three bedroom semi-detached house nearby to Nantwich town centre in a pleasant position affording well arrayed and impressively appointed accommodation over two floors. Covered entrance, reception hall, lounge, dining room, dining kitchen, utility area and WC. First floor landing, master bedroom with en suite, two further bedrooms and bathroom. Gardens with off road parking to the rear. Viewing recommended.

- A superbly extended and considerably improved three bedroom semi-detached house
- In a pleasant position nearby to Nantwich town centre with attractive aspects
- Benefiting from walled garden to front and West facing lawned gardens to rear with parking facilities
- Reception Hall, lounge with log burner, dining room
- Beautifully appointed dining kitchen, utility room, WC
- Master bedroom with superb modern en suite shower room
- Two further bedrooms, bathroom
- 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 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 covered porch with quarry tiled step leads to a uPVC double glazed door with frosted glazed panel insert and frosted glazed panels to each side leading to;
Reception Hall
With wood effect laminate style flooring, staircase ascending to first floor, radiator, dado rail, ceiling light point, Oak door to lounge, under stairs storage and a door leads to:
Lounge 11’ 11” x 11’ 5” (3.63m x 3.48m)
With uPVC double-glazed bay window to front elevation, radiator, television point, ceiling light point, wood effect laminate flooring, feature open fire surround housing Hunter Hawk 4 log burner and open access leads to:
Dining Room 11’ 11” x 6’ 9” (3.63m x 2.05m)
With continuation of wood effect laminate flooring, radiator and uPVC double-glazed window to front elevation.
Dining Kitchen 8’ 3” x 17’ 8” (2.51m x 5.38m)
With a good range of base and wall mounted units comprising cupboards and drawers beneath contrasting wood block working surfaces, complimentary brick effect tiled splash back, one and a half bowl sink unit with mixer tap over, uPVC double-glazed window to rear elevation, appliance space, integrated CDA dishwasher, CDA double-oven with integrated four ring gas hob, cupboard housing washing machine, television point, ceiling light point and a doorway leads to;
Utility Area
With tiled floor, uPVC double-glazed window to rear, uPVC part glazed door to rear garden, hot and cold water supply, down lighters to ceiling, radiator and a door leads to;
Downstairs WC
With low level WC, wash hand basin with vanity unit beneath, down lighters to ceiling, Swish air extractor and continuation of tiled floor.
Stairs ascend from the Reception Hall to First floor
Landing
With Oak doors to all rooms, ceiling light point, loft access (which we believe houses Baxi Combination Platinum boiler servicing central heating and hot water supplies Not seen by Agent).
Master Bedroom 9’ 5” x 17’ 7” max (2.88m x 5.37m)
With two UPVC double-glazed windows to front elevation, ceiling light point, radiator, television point, built in cupboard and a door leads to:
Ensuite
A superbly appointed en suite with open shower area incorporating contemporary style copper effect shower head and further removable shower hose, contemporary wash hand basin with copper effect hot and cold mixer tap incorporating cupboards beneath and upon marble plinthe, low level WC, copper effect down lighters to ceiling, uPVC frosted double-glazed window to front elevation, copper effect heated towel rail, extractor fan, part tiled walls and tiled floor.
Bedroom Two 12’ 10” x 11’ 3” (3.92m x 3.42m)
With uPVC double-glazed window to rear elevation, ceiling light point, built in wardrobes incorporating railing and shelving, display shelving and brushed steel effect switches.
Bedroom Three 7’ 9” x 10’ 3” (2.36m x 3.12m)
With uPVC double-glazed window to rear elevation, radiator and ceiling light point.
Bathroom
With low level WC, pedestal wash hand basin, panelled bath with Triton T80 wall mounted shower over, ceiling light point, part tiled walls, uPVC frosted double-glazed window to rear elevation, ceiling light point, heated chrome towel radiator and door to storage cupboard.
Outside
To the front of the property there is pathway leading to the front entrance and a low maintenance garden is set behind picket style fencing. The generous rear garden benefits from a paved patio, lawned area and flower beds. Outside tap and power point. Double opening gates allow access from the rear of the property providing off road parking.
Services
All main services are connected (not tested by Cheshire Lamont).
Viewings
Strictly by appointment only via Cheshire Lamont.
Proceed out of Nantwich along Wellington Road and over the railway
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.

Note: Floor Plans are for identification purposes only and Not to Scale

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