



**CHESHIRE  
LAMONT**

**Hurleston, Nr. Nantwich**

# 3 Water Works Houses, Chester Road, Hurleston, Nantwich, CW5 6BU

Benefitting from stunning views to the rear this three bedroom semi detached property offers scope for extension if desired (subject to consent from the relevant authorities) and is conveniently situated between Tarporley and Nantwich.

- Stunning views to the rear over Hurleston Reservoir with views to Mow Cop in the distances.
- Reception Hall, Large open plan 8m Living/Dining Room fitted with a Clearview log burning stove, Conservatory, Kitchen, Enclosed Side Entrance Porch.
- 3 Bedrooms, Bathroom, Separate WC, Useful boarded, carpeted and plastered roof space with velux roof lights accessed via a pull down ladder (which potentially could provide additional accommodation subject to obtaining consent from the relevant authorities).
- Lawned front garden along with parking space to the front of a Single Garage, large lawned rear garden incorporating paved/sitting entertaining area and 10.7m timber framed Outhouse providing Workshop, Garden Implement Store and Log Store overlooking Hurleston Reservoir to the rear.

## Location

The property is situated in Hurleston which is a small Hamlet approximately 3.5 miles from the historic market town of Nantwich and 7 miles from the village of Tarporley. Nantwich offers comprehensive shopping facilities including a range of Boutiques, Delicatessens, award winning Butchers as well as Sainsburys, Morrisons and Aldi. Junction 16 of the M6 motorway is approximately 20 minutes drive and Crewe mainline Railway Station approximately 15 minutes (8 miles) where the HS2 Hub will be located.

## Accommodation

An enclosed **Entrance Porch** opens to the **Reception Hall**, this has a staircase rising to the first floor, cloaks cupboard and doors off to the 8m open plan Living/Dining Room and Kitchen.

The **Living Room 3.7m x 3.8m deepening to 4.6m** into a box bay window overlooks the front garden, a Clearview log burning stove is set upon a raised tiled hearth, beyond the living area there is an open plan **Dining Area 3.2m x 2.7m** this provides attractive views over the rear garden and Hurleston Reservoir beyond with views of Mow Cop in the distance via the Conservatory extension.



The **Conservatory 3.4m x 2.4m** enjoys the same views as the dining area and has a set of glazed double doors opening onto a patio and the rear garden.

The **Kitchen 3.1m x 2.8m** also benefits from attractive views over the rear garden and beyond, the kitchen is fitted with Shaker style wall and floor cupboards and has an understairs Pantry Cupboard. The work surface incorporates a sink unit and four ring induction hob with double oven beneath and extractor above. Beneath the work surface there is a free standing dishwasher and fridge both included within the sale. Off the kitchen there is a former external corridor which has been enclosed to create a side **Entrance Porch 5.7m x 1.4m** this gives access to both the front and rear gardens as well as a **Boiler Cupboard and a Garage**. Within the Garage the current vendors have an additional fridge freezer, washing machine and tumble dryer, there is also a Belfast style ceramic sink unit.

To the first floor there are three bedrooms and a bathroom, from the Landing a pull down ladder gives access to a boarded and carpeted **Roof Space 5.2m x 3.1m with 2.2m** central ceiling height, the walls and pitched ceiling are plaster boarded and there are two velux windows. This area potentially could be utilised as a bedroom subject to obtaining the relevant consents and Building Regulations from the Local Authority for the internal alterations.

**Bedroom One 4.9m x 3.2m** dimensions include a box bay window to the front and fitted wardrobes. **Bedroom Two 3.1m x 3.2m** overlooks the rear garden with attractive views beyond over the Hurlston Reservoir and Mow Cop in the distances. **Bedroom Three 2.7m x 2.4m** overlooks the front and has a built in cupboard above the bulkhead for the stairs. The **Bathroom** is fitted with a 'P' shaped panelled bath with shower facility above, wash hand basin with storage cupboards beneath and a heated towel rail, there is a separate WC.

#### Externally

A driveway to the front of the property provides parking to the front of the **Single Garage 5.0m x 2.4m**. The front garden is principally laid to lawn. The rear garden includes an Indian stone paved sitting/entertaining area, a large timber framed **Outhouse 10.7m x 2.5m** which is currently utilised as an **Open Fronted Log Store, Workshop and Garden Implement Store**. There are lawned gardens beyond which open onto a public footpath to the rear of the property which runs around the Hurlston Reservoir.

#### Directions

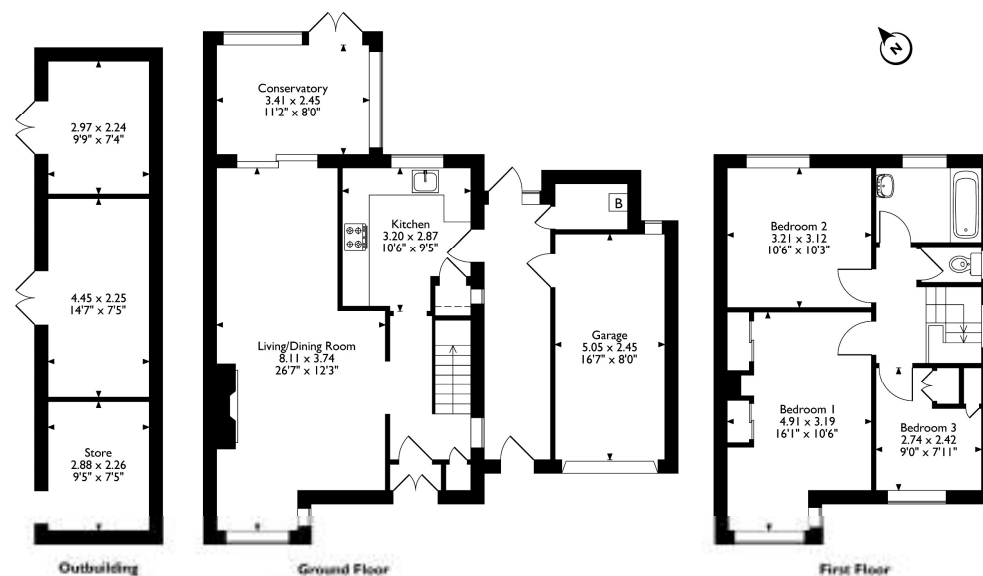
##### What3words – builds.scrub.famines

From Tarporley proceed on the A51 towards Nantwich for approximately 7.5 miles proceeding through Alpraham, Calveley and Barbridge. After passing through Barbridge opposite the Equestrian Vet Centre on the right hand side turn left into the entrance for the Hurlston Waterworks and immediately left again the property will be found on the right hand side.





Approximate Gross Internal Area  
 Main House = 1292 sqft/120 sqm  
 Outbuildings = 258 sqft/24 sqm  
 Total = 1550 sqft/144 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Services/Tenure**

Mains water, electricity, drainage adopted by United Utilities.  
 Freehold.

**Viewing**

By appointment with the Agents' Tarporley office.



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