



28 Shrewbridge Road, Nantwich CW5 5TG

CHESHIRE  
LAMONT

A superbly situated three bedroom bay fronted semi-detached period house standing in a fine position close to Nantwich town centre with lovely aspects to the rear over parkland and providing well arrayed accommodation throughout with highly appealing features and character. The property benefits from a paved courtyard garden to the rear and an allocated parking space. Viewing recommended. NO CHAIN.

- A three bedroom bay fronted semi-detached period house
- Situated in a highly sought after position close to the town centre, Nantwich Lake and Brookfield Park
- Enjoying lovely aspects to the rear over parkland
- Benefiting from a paved courtyard garden to the rear and an allocated parking space
- Porch, entrance hall and lounge with stunning fireplace
- Spacious kitchen, utility room and fully appointed bathroom
- Principal bedroom with fireplace and en-suite shower room
- Two further bedrooms affording lovely aspects
- NO CHAIN

#### 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 path leads to a porchway with quarry tiled floor, wall tiles and a uPVC double glazed composite door allows access to:



### Entrance Hall

With wood block floor, ornate detailing to ceiling, radiator, stairs ascending to first floor, coved ceiling and an original pine door leads to:

### Lounge 11' 5" max x 10' 9" (3.48m max x 3.28m)

A lovely reception room with a uPVC double glazed bay window to front elevation, oak plank floor, radiator, coved ceiling, picture rail and a most handsome central fireplace incorporating a coal effect gas fire (not tested) upon granite hearth.

From the Entrance Hall an original pine door leads to:

### Kitchen 12' 11" x 11' 5" (3.93m x 3.48m)

A spacious kitchen with oak base and wall mounted units, deep Belfast sink with mixer tap, kitchen range with six ring gas hob, uPVC double glazed window to rear elevation, radiator, tiled floor, wall light points and an original pine door with a step descends to:

### Utility Room 9' 9" x 7' 1" (2.97m x 2.17m)

With oak base and wall mounted units, deep Belfast sink with mixer tap, tiled floor, plumbing for washing machine, space for tumble drier, deep under stairs pantry cupboard with shelving, uPVC double glazed window, radiator, braced solid oak door to outside and an original pine door with steps descends to:

### Bathroom 5' 7" x 9' 0" (1.71m x 2.75m)

Beautifully appointed with a panelled bath incorporating shower attachment, WC, vanity wash basin with a superb range of cupboards beneath, display shelving, tiled floor, two uPVC double glazed windows, water resistant wall panels, chrome towel radiator and extractor fan.

### First Floor Galleried Landing

With access to loft space and an original pine door leads to:

### Bedroom One 11' 5" max x 14' 6" (3.48m max x 4.42m)

With two uPVC double glazed windows to front elevation, radiator, ornate fireplace and an original pine door leads to:

### En-Suite Shower Room

With a shower cubicle, WC, wall mounted wash basin, fully tiled walls and extractor fan.

### Bedroom Two 12' 11" x 8' 6" (3.93m x 2.60m)

With a uPVC double glazed window to rear elevation enjoying lovely aspects over parkland, radiator and ornate fireplace.



### Bedroom Three 9' 9" x 7' 1" (2.97m x 2.17m)

With a uPVC double glazed window affording super views over parkland and radiator.

### Externally

The property benefits from a private low maintenance paved courtyard garden to the rear with an outside tap and a gate allowing access to a parking space. To the right side of No.26 is vehicular access to the parking area at the rear of the properties.

### Tenure

Freehold.

### Services

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

### Viewings

Strictly by appointment only via Cheshire Lamont.

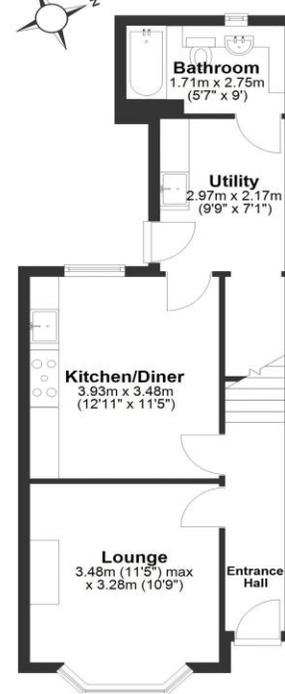
### Directions

From Hospital Street turn right at the first roundabout, 2nd exit at the next roundabout and turn left into Shrewbridge Road and the property is on the right hand side.

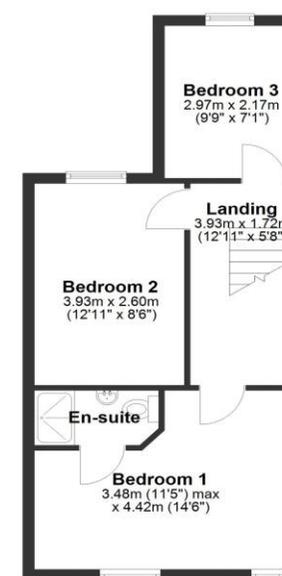


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**  
Approx. 36.4 sq. metres (391.5 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.9 sq. feet)



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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