



4 Whitehall, Welsh Row, Nantwich CW5 5HA

CHESHIRE
LAMONT

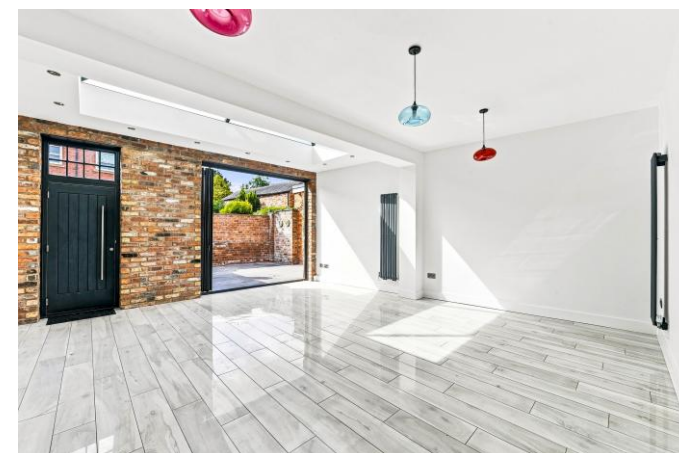
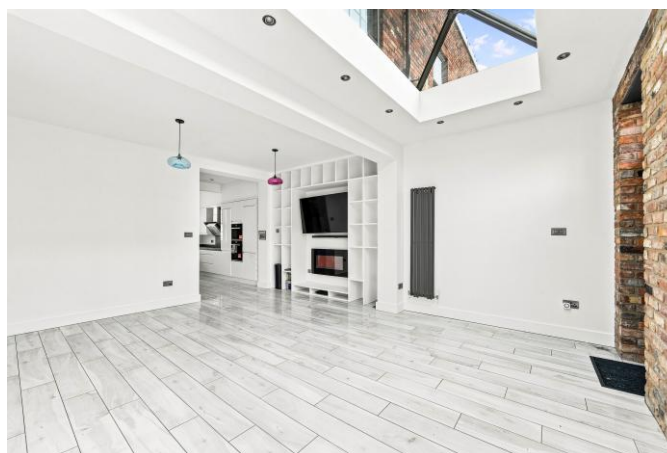


A handsome and most spacious three bedroomed Georgian-style modern townhouse situated upon historic Welsh Row providing exceptional contemporary accommodation throughout with a range of attractive features and benefiting from a south facing walled rear courtyard garden and parking. NO CHAIN. Viewing highly recommended.

- A handsome modern three bedroomed Georgian-style townhouse
- Situated in a prominent position upon historic Welsh Row
- Providing high quality, contemporary accommodation throughout
- Benefiting from a south facing walled courtyard garden and parking
- Reception hall with oak-tread staircase and cloakroom
- Superb open plan kitchen with spacious living zone and utility room
- Two first floor double bedrooms with fitted wardrobes and family bathroom
- Self-contained second floor suite incorporating living room/bedroom, kitchen, en-suite shower room and storage facilities
- 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

The property stands upon Welsh Row with a handsome rebated porch within surround incorporating a period style panelled door with glazed panels to either side allowing access to:

Reception Hall

With column radiator, plank effect tiled flooring, oak tread staircase with brushed steel handrail ascending to first floor and a walnut veneered door leads to:

Cloakroom

With vanity wash basin, WC, plank effect tiled flooring and a door to cupboard incorporating pressurised cylinder system.

From the Reception Hall a sectional glazed walnut veneered door leads to:

Open Plan Kitchen 15' 0" x 9' 7" (4.56m x 2.93m)

Beautifully appointed with a superb range of gloss fronted base and wall mounted units, quartz working surfaces and upstands, built-in double electric oven, hob with contemporary filter system over, integrated fridge and freezer, tall pull-out pantry cupboard, plumbing for dishwasher, twin bowl underslung sink with mixer tap, uPVC double glazed sash window to front elevation, plank effect tiled flooring, exposed Cheshire brick walling, column radiator and a walnut veneered door leads to:

Utility Room 6' 2" x 7' 6" (1.87m x 2.29m)

With base and wall mounted units, plumbing for washing machine, space for further appliance, sink with mixer tap, plank effect tiled flooring and a door leads to household implement cupboard and under stairs store.



From the Kitchen open access leads to:

Stunning Open Plan Living Space 20' 3" max x 21' 7" (6.17m max x 6.59m)

With fully fitted media wall incorporating shelving and niches, plank effect tiled flooring, exposed Cheshire brick walling, 3-panel bi-folding doors, ceiling lantern, column radiators and access to an enclosed courtyard garden.

First Floor Landing

With high ceiling, oak flooring, oak staircase ascending to second floor, walnut veneered door to airing cupboard incorporating shelving and a walnut veneered door leads to:

Bedroom One 10' 6" x 20' 9" (3.19m x 6.32m)

With two uPVC double glazed windows rear elevation and full width fitted wardrobes incorporating a Worcester gas fired central heating boiler.

Bedroom Two 15' 0" x 9' 7" (4.56m x 2.92m)

With a uPVC double glazed sash window to front elevation and gloss-fronted wardrobes and drawers.

Bathroom 6' 2" x 11' 3" (1.89m x 3.43m)

With a large walk-in shower cubicle, WC, spa bath with central shower taps, vanity wash basin, tiled flooring, uPVC double glazed sash window, wall mounted cupboard and chrome towel radiator.

Second Floor Self Contained Suite

Kitchen Area 7' 1" max x 10' 3" max (2.17m max x 3.12m max)

With a range of gloss-fronted cupboards and drawers, quartz working surface and upstands, sink with mixer tap, herringbone oak block-effect flooring, beam and Velux window.

Living/Bedroom Area 21' 0" x 9' 6" (6.41m x 2.90m)

With a Velux window, ceiling beam, fitted dressing unit, ceiling fan, chrome radiator and a door leads to:

En-Suite Shower Room

With a shower cubicle, WC, wash basin and eaves storage cupboard.



Walled Courtyard

A lovely south facing patio terrace with pizza oven and a gate to the parking facilities.

Tenure

Freehold.

Services

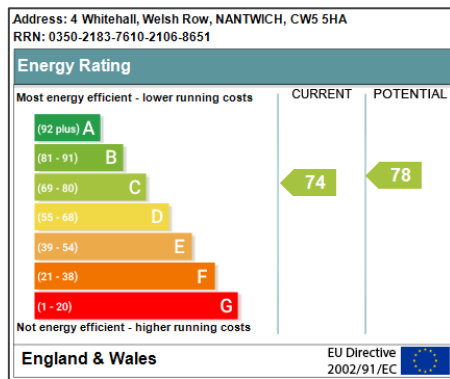
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

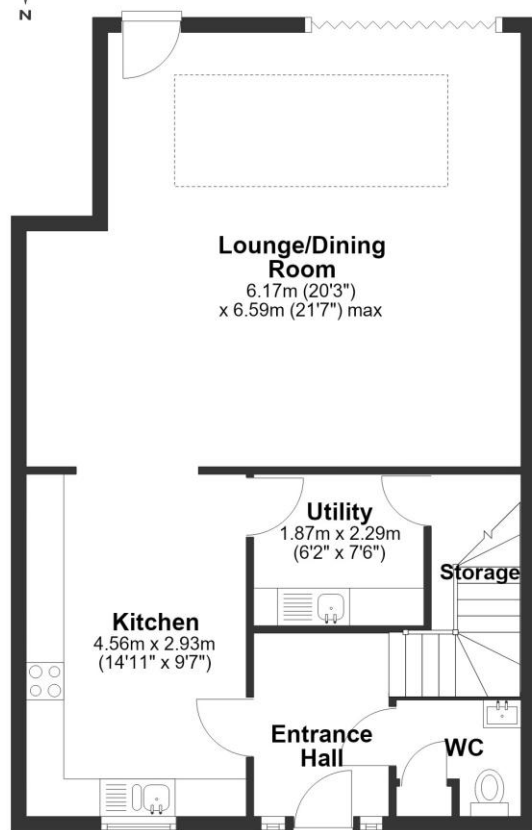
Proceed along Waterlode and turn left at the traffic lights onto Welsh Row where the property is situated on the left hand side.





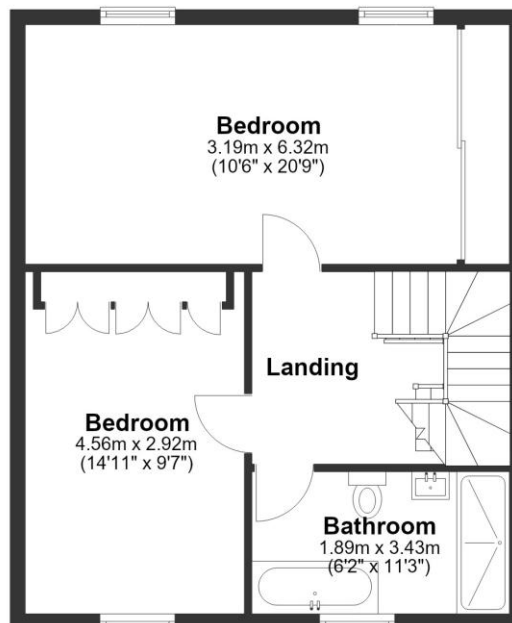
Ground Floor

Approx. 65.7 sq. metres (706.7 sq. feet)



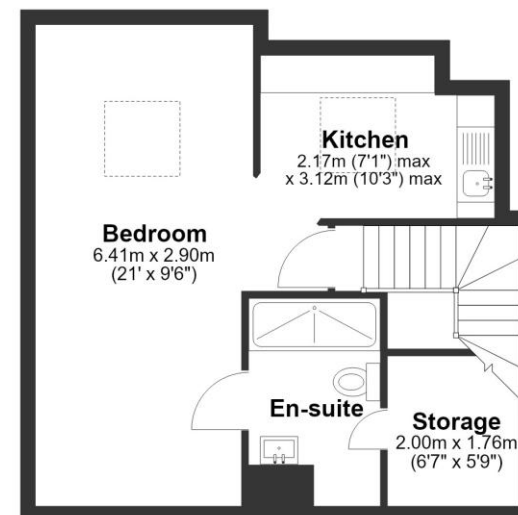
First Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



Second Floor

Approx. 38.7 sq. metres (416.7 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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