



37 Park View, Nantwich CW5 6EP

CHESHIRE
LAMONT

A bay fronted fore-courted period mid-row cottage situated in a wonderful position overlooking Barony Park and nearby to the town centre, benefiting from South facing rear garden, garage and parking. Bay fronted lounge, dining room, kitchen, rear hall, shower room, two first floor double bedrooms and large modern bathroom. NO CHAIN. Viewing highly recommended.

- A spacious fore-courted and bay fronted terraced house
- Situated in a most sought after position nearby to Nantwich town centre
- Overlooking Barony Park enjoying lovely aspects
- Enclosed south facing patio garden
- Parking space to the rear, timber garage and space for larger garage if required
- Enclosed porch, entrance hall, lounge and living/dining room
- Fitted kitchen, rear hall and shower room
- Two first floor double bedrooms and modern large bathroom
- NO CHAIN

Agents Remarks

This spacious two double bedroom house stands in a sought after location in a row of similar character housing and close to the town centre and overlooking Barony Park. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

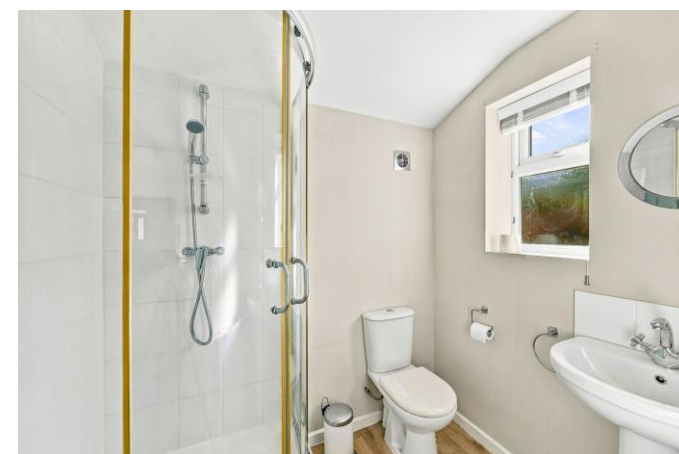
A wrought iron gate opens to a paved path leading to a uPVC double glazed door with an enclosed entrance porch and an oak panelled door leads to:

Entrance Hall

With laminate flooring, dado rail, high coved ceiling, staircase to first floor and a door leads to:

Living/Dining Room 10' 4" x 12' 11" (3.15m x 3.94m)

With a uPVC double glazed bay window to front elevation, high coved ceiling and ceiling rose.



From the Reception Hall a door leads to:

Lounge 13' 11" x 12' 4" (4.25m x 3.76m)

A lovely reception room with a uPVC double glazed window to rear elevation, coved ceiling, door to under stairs cupboard and open access leads to:

Modern Kitchen 11' 10" x 6' 9" (3.60m x 2.06m)

Superbly appointed with a modern range of base and wall mounted units comprising cupboards and drawers beneath butchers block working surfaces, one and a half bowl sink unit with mixer tap, electric oven (not tested), uPVC double glazed window to side elevation, hardwood panel door to outside, plumbing for washing machine, recessed ceiling lighting, open access to inner hallway with a uPVC double glazed window to side and a door leads to:

Shower Room 6' 6" x 5' 1" (1.97m x 1.54m)

With a corner fitted shower cubicle, pedestal wash basin, WC, uPVC double glazed window and extractor fan.

From the first floor Landing a door leads to:

Bedroom One 13' 10" x 11' 2" (4.21m x 3.40m)

With a uPVC double glazed window overlooking Barony Park, high ceiling and a door leads to an Inner Landing that continues to the Shower Room.

From the Landing a door leads to:

Bedroom Two 12' 6" x 10' 7" (3.80m x 3.22m)

With a uPVC double glazed window to rear elevation, high ceiling and a door to:

Inner Landing

With access to roof space and a panel door to:

Large Modern Bathroom 11' 11" x 6' 9" (3.62m x 2.07m)

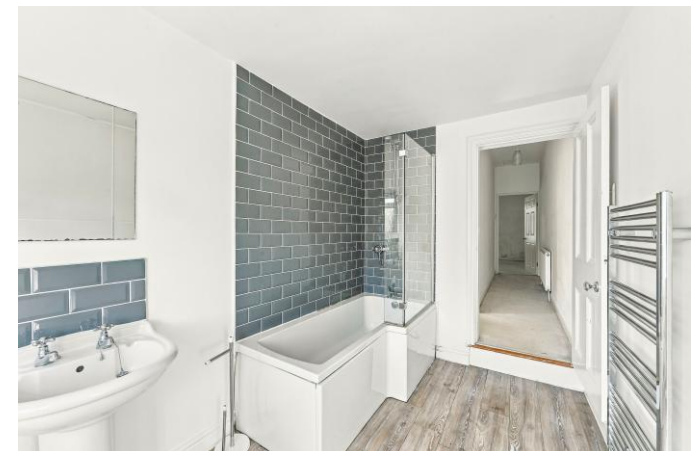
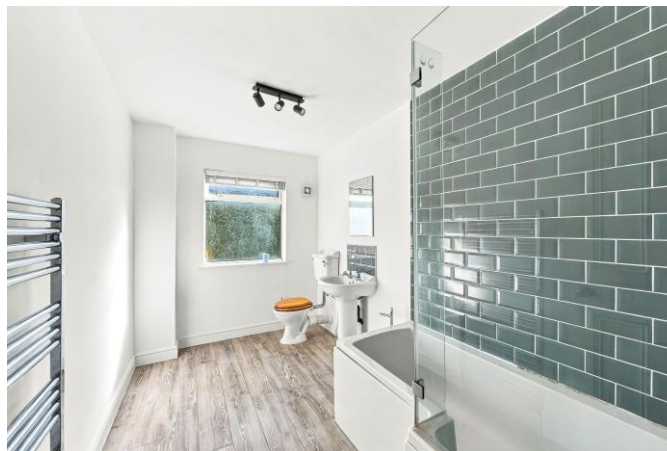
With a P shaped panelled bath incorporating shower over, WC, pedestal wash basin, uPVC double glazed window to rear, chrome towel radiator and part tiled walls.

Externally

This attractive bay fronted house overlooks Barony Park and benefits from a forecourt area and a wall paved patio terrace to the rear. At the rear stands a very useful additional area for parking and currently offers a timber garage with space for a larger garage if required.

Tenure

Freehold.



Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From our Nantwich office turn left along Millstone Lane at Churches Mansions and continue to the traffic lights. Turn right and the property is located on the right hand side.



 **Ground Floor**
Approx. 47.3 sq. metres (508.8 sq. feet)



First Floor
Approx. 42.4 sq. metres (455.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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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