



23 Taylor Drive, Nantwich CW5 5GG

CHESHIRE
LAMONT

A superbly positioned three bedroom, three storey bay fronted townhouse enjoying lovely views over The Shropshire Union canal and within walking distance of the town centre, providing well presented accommodation throughout and benefiting from an attractive low maintenance rear garden, garage and parking. NO CHAIN. Viewing highly recommended.

- A three bedroom, three storey townhouse
- Presented throughout to a lovely standard
- Situated in a superb position overlooking the canal and just a short walk into the town centre
- Benefiting from a low maintenance rear garden, garage and parking
- Reception hall, lounge with fireplace, kitchen and garden room
- Second floor master bedroom with en-suite shower room
- Two first floor bedrooms and bathroom
- 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 is set back from Taylor Drive behind a forecourt with a paved path leading to a high quality double glazed door allowing access to:

Reception Hall

With stairs ascending to first floor and a door leads to:



Lounge 15' 7" max x 10' 6" (4.75m max x 3.20m)

With a uPVC double glazed bay window to front elevation overlooking the canal and towpath, fireplace incorporating a living flame gas fire, oak effect laminate floor and a door leads to:

Kitchen 8' 8" max x 13' 9" (2.63m max x 4.19m)

Comprehensively equipped with a superb range of base and wall mounted units, attractive slate effect working surfaces, built-in electric oven, gas hob with filter canopy over, sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, oak plank effect flooring, uPVC double glazed window overlooking garden, door to deep under stairs cupboard, recessed ceiling lighting and open access leads to:

Garden Room 7' 7" x 7' 11" (2.31m x 2.42m)

A lovely room with oak plank effect flooring and uPVC double glazed windows and doors providing attractive aspects over the rear garden.

First Floor Landing

With stairs ascending to second floor and a door leads to:

Bedroom Two 11' 7" max x 13' 9" max (3.53m max x 4.20m max)

With two uPVC double glazed windows to front elevation enjoying lovely aspects over the canal, coved ceiling, built-in wardrobe and door to built-in over stairs cupboard.

Bedroom Three 8' 11" x 7' 1" (2.73m x 2.17m)

With a uPVC double glazed window to rear elevation.

Bathroom

With a panelled bath incorporating shower tap, WC, vanity wash basin with cupboards beneath, uPVC double glazed window and part tiled walls.

Second Floor Landing

With a door to:

Master Bedroom 23' 0" x 13' 9" (7.02m x 4.20m)

A superb room with a uPVC double glazed window to front elevation providing views over the canal, uPVC double glazed window to rear elevation, mirror-fronted fitted wardrobes, access to roof space, door to storage cupboard and a door leads to:

En-Suite Shower Room

With shower cubicle, WC, vanity wash basin with cupboards beneath and uPVC double glazed window.



Externally

The low maintenance rear garden benefits from a decked terrace, slate area and a gate at the rear allows access to the garage and parking area.

Garage 16' 10" x 8' 3" (5.13m x 2.52m)

With an up and over door to front.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich town centre proceed along Waterlode, past the river to the traffic lights and continue straight over the past the swimming pool/leisure centre. Proceed over the next set of traffic lights past Nantwich football ground to the next set of traffic lights and turn left onto Taylor Drive where the property is located.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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