



42 Park View, Nantwich CW5 6EP

CHESHIRE  
LAMONT



This beautifully presented two-bedroom period house offers a fantastic opportunity to live in a highly sought-after area of Nantwich. Overlooking Barony Park and within easy walking distance of the town centre, the property is ideally suited to first-time buyers, those looking to downsize and young professionals. Featuring generously sized reception rooms and bedrooms, the mid-terrace home is perfectly suited to modern living, leisure and relaxation, with the added benefit of off-street parking. Viewing is highly recommended.

- Attractive hallway with feature glass panel and stunning harlequin floor
- Bay-fronted dining room that floods the front of the house with natural light
- Spacious rear living room with views over the garden
- Contemporary kitchen fitted with sleek white gloss units and solid wood worktops
- Spacious front-facing double bedroom with uninterrupted views over the park
- Rear double bedroom offering versatility as a guest room, office, or second bedroom
- Low-maintenance south-facing garden with off-street parking for two vehicles
- Period charm including high moulded cornice ceilings, decorative ceiling rose, and classic quarry-tiled floor
- Viewing highly recommended

#### Agents Remarks

Situated in a highly desirable Nantwich location, complete with panoramic park views, this elegantly presented home offers a blend of period charm and contemporary style. Benefitting from spacious, light-filled rooms, flexible living spaces, off-street parking, and a low-maintenance garden, the home provides an ideal setting for unwinding, entertaining, and embracing the vibrant town centre lifestyle. Its position directly opposite Barony Park allows residents to enjoy scenic walks, outdoor leisure, and a tranquil green outlook on their doorstep, while the historic cobbled streets, independent shops, cafes, and restaurants of Nantwich are all within walking distance. For



commuters, Nantwich train station is a short walk from the property, while Crewe mainline station, just over three miles away, offers swift rail connections. The M6 motorway is easily accessible, providing excellent transport links while maintaining the charm of a market town location.

### Property Details

A low brick wall with gate pillars provides access to the front garden, which is bordered by privet hedging and fencing. A handsome uPVC double-glazed composite door with feature glass is set beneath a covered porch, which leads into:

### Reception Vestibule

With high moulded cornice ceiling and access to:

### Reception Hall

With an attractive harlequin-tiled floor, radiator, and high moulded cornice ceiling, the hallway features a staircase ascending to the first floor and a panel door beyond leading to:

### Dining Room 11' 3" x 10' 3" (3.42m x 3.13m)

With delightful views over Barony Park through a uPVC double-glazed bay window, this room features a fireplace niche, radiator, high moulded cornice ceiling with decorative ceiling rose, and a low-level fitted cupboard. From the reception hall, a panel door leads to:

### Living Room 12' 2" x 13' 10" (3.71m x 4.22m)

Beautifully appointed with a high moulded cornice ceiling, this room enjoys attractive views over the rear courtyard through a uPVC double-glazed window. It features a fireplace niche set within the chimney breast, a radiator, under-stairs storage cupboard, and a panel door leading to:

### Kitchen 11' 10" x 6' 11" (3.60m x 2.10m)

The kitchen features a contemporary range of white gloss base and wall units with solid wood worktops. It includes a single-drainer one-and-a-half bowl sink with mixer tap and soap dispenser, plumbing for a washing machine and dishwasher, a built-in electric oven, and a four-ring gas hob with extractor canopy. Additional features include oak upstands, radiator, quarry-tiled floor, a uPVC double-glazed window, and a uPVC double-glazed composite stable door providing access to the garden.

### First Floor Landing

With a panel door to Bedroom Two and a further panel door to:

### Bedroom One 11' 3" x 13' 10" (3.42m x 4.22m)

Offering additional views over Barony Park, Bedroom 1 features a uPVC double-glazed window to the front, a radiator, and a chimney breast. A panel door provides access to:





### Inner Landing

With access to loft and a further panel door to:

### Bedroom Two 12' 2" x 10' 6" (3.71m x 3.21m)

Bedroom 2 features a uPVC double-glazed window to the rear, a radiator, and a chimney breast. Returning to the Inner Landing a panel door leads to:

### Bathroom 11' 10" x 6' 11" (3.60m x 2.10m)

The bathroom is fitted with a panelled bath, recessed shower cubicle, wall-mounted wash basin, and WC. Additional features include a radiator, uPVC double-glazed window, and a fitted cupboard housing a Worcester combination gas-fired central heating boiler.

### Externally

The property features a front garden and a walled, south-facing patio garden at the rear. A pedestrian gate set within the high wall provides access over a shared driveway leading to a private parking area.

### Tenure

Freehold.

### Services

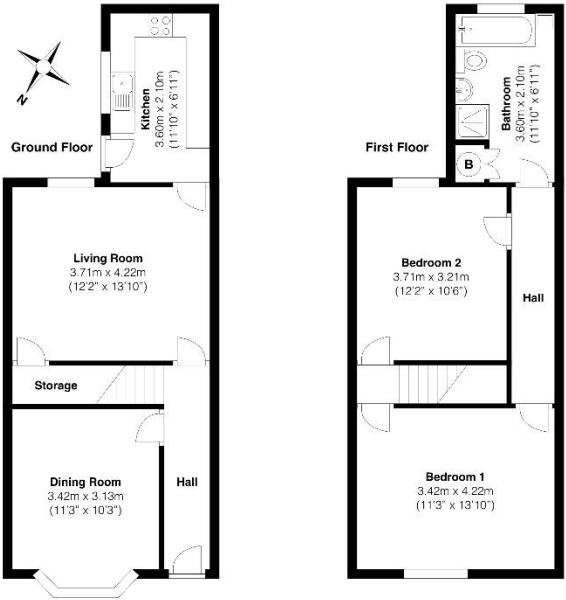
All main services are connected (not tested by Cheshire Lamont).

### Viewings

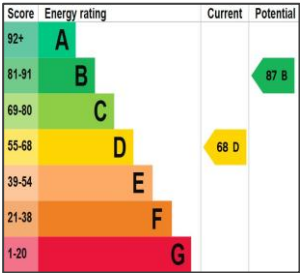
Strictly by appointment only via Cheshire Lamont.

### Directions

From the Agents Nantwich office, proceed along Hospital Street to the 2nd roundabout by Churches Mansion and turn left onto Millstone Lane. Continue along Millstone Lane to the traffic lights, then turn right into Park View. Continue along Park View and the property will be found on the right-hand side overlooking Barony Park.



Please note: Floor plans and room sizes are approximate and provided for guidance only.



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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