



70 North Crofts, Nantwich CW5 5SQ

CHESHIRE  
LAMONT

A most charming bay fronted three bedroom mid-row period character property situated in a highly regarded tranquil location within the heart of historic Nantwich providing enhanced accommodation with many original features. With a lawned front garden and parking facilities to the rear. NO CHAIN for early completion. Viewing highly recommended.

- A simply charming bay fronted three bedroom period character mid row property
- Situated along a leafy tranquil lane within the heart of the town
- Providing well presented accommodation with a wealth of character features of appeal
- Benefiting from an established country style front garden and enclosed rear parking area with double gates
- Open plan lounge and dining room with two large feature Cheshire brick fireplaces
- Modern kitchen with built-in oven, integrated washing machine and integrated dishwasher
- Spacious principal bedroom with lovely aspects over the front garden
- Two further single bedrooms and contemporary bathroom
- NO CHAIN
- Viewing highly recommended



#### 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 wrought iron gate allows access to a wonderful, established lawned front garden incorporating an abundance of mature plants, trees and shrubs with a path to the side leading to a composite door opening to:

### Spacious Open Plan Lounge and Dining Room

**Lounge 10' 5" x 12' 2" (3.18m x 3.70m)**

With a bay window to front elevation enjoying lovely aspects, large Cheshire brick fireplace, exposed wood flooring, wall light points and open access to:

**Dining Room 12' 7" x 12' 2" (3.83m x 3.70m)**

With a large Cheshire brick fireplace, exposed wood flooring, staircase ascending to first floor, uPVC double glazed French doors to gravel garden area, under stairs area and a doorway leads to:

**Kitchen 7' 8" x 6' 9" (2.33m x 2.05m)**

With a modern range of base and wall mounted units, built-in electric oven, hob with extractor over, integrated slimline dishwasher, integrated washing machine, space for fridge freezer, sink with mixer tap and uPVC double glazed window to side and rear elevations.

### First floor Landing

With access to roof space and a step and original pine door leads to:

**Bedroom One 10' 8" x 12' 0" (3.26m x 3.65m)**

A spacious bedroom with a UPVC double glazed window to front elevation and two built-in wardrobes with cupboards over.

**Bedroom Two 6' 4" x 9' 1" (1.93m x 2.77m)**

With an original pine door to deep cupboard, uPVC double glazed window to rear elevation and an original pine door leads to:

**Bedroom Three/Office 7' 8" x 7' 3" (2.33m x 2.20m)**

With a uPVC double glazed window to rear elevation and doors to a cupboard incorporating a Baxi gas fired central heating boiler.

### Contemporary Bathroom

With a "p" shaped panelled bath incorporating a rain shower with additional shower attachment, WC, pedestal wash basin and part tiled walls.

### Externally

The property stands in a superb position close to the town centre along a lovely tranquil lane with a gate leading to a wonderful established lawned front garden. The rear benefits from a gravel area and a hardstanding providing parking facilities with double gates leading onto North Crofts.



**Tenure**  
Freehold.

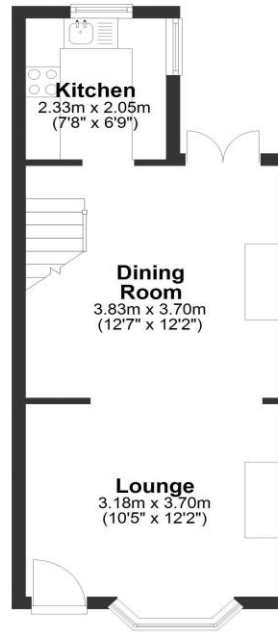
**Services**  
All main services are connected (not tested by Cheshire Lamont).

**Viewings**  
Strictly by appointment only via Cheshire Lamont.

**Directions**  
On foot from our Nantwich office proceed past the Church and along Monks Lane, upon reaching South Crofts bear left along the footpath and to the front of North Crofts terrace. By car proceed along Hospital Street turn left at the roundabout and left again by Nantwich vets into South Crofts and follow the previous instructions.



**Ground Floor**  
Approx. 31.5 sq. metres (338.8 sq. feet)



**First Floor**  
Approx. 31.2 sq. metres (336.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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