



2 Damson Drive, Nantwich CW5 5AF

CHESHIRE  
LAMONT

An impeccably appointed two bedroom modern semi-detached house situated in a lovely position close to the town centre providing well presented accommodation throughout and benefiting from a driveway for numerous vehicles and an enclosed private rear garden with shed. NO CHAIN. Viewing highly recommended.

- A modern two bedroom semi-detached house
- Superbly appointed throughout
- Situated in a highly sought after location close to the town centre
- Ideal investment, first time purchase or downsize
- Benefiting from a driveway and enclosed rear garden
- Dining Kitchen with integrated appliances, lounge and cloakroom
- Two first floor bedrooms and modern bathroom
- Viewing highly recommended
- NO CHAIN

#### Agents Remarks

This well appointed and superbly situated modern house stands in a fine tranquil position within walking distance of historic Nantwich and benefits from an attractive position with lovely surrounding aspects. 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 block paved driveway stands to the side of the property providing excellent parking facilities and a paved path at the front leads to a uPVC double glazed door with full height sectional glazed window to side allowing access to:



### Entrance Hall

With a full height uPVC sectional double glazed window to side elevation, recessed light, tiled floor, coat hooks and an oak door leads to:

### Dining Kitchen 10' 7" x 12' 4" (3.23m x 3.76m)

Superbly appointed with a range of base and wall mounted units, built-in electric oven with four ring gas hob and filter canopy above, integrated slimline dishwasher, integrated fridge and freezer, one and a half bowl sink with mixer tap, wall mounted cupboard incorporating a Baxi gas fired central heating boiler, base unit incorporating a washing machine, uPVC double glazed window to front elevation, tiled floor recessed ceiling lighting and an oak door leads to:

### Inner Hall

With an oak door to:

### Cloakroom

With a wall mounted wash basin, WC, tiled floor recessed light and extractor fan.

From the Inner Hall an oak door leads to:

### Lounge 13' 2" x 12' 4" (4.02m x 3.76m)

A spacious reception room with uPVC double glazed doors to rear garden, coved ceiling and a staircase ascends to:

### First Floor Landing

With access to loft and an oak door leads to:

### Bedroom One 10' 7" x 12' 4" (3.23m x 3.76m)

With a uPVC double glazed window to front elevation incorporating additional secondary glazing and an over-stairs cupboard with a vented cylinder system and immersion.

### Bedroom Two 7' 8" x 12' 4" (2.34m x 3.76m)

With a uPVC double glazed window to rear elevation incorporating additional secondary glazing overlooking the garden.

### Modern Bathroom

With a panelled bath incorporating shower over, wall mounted wash basin, WC, chrome towel radiator, tiled floor, half tiled walls, uPVC double glazed window and recessed ceiling lighting.

### Externally

The rear garden benefits from a lawned garden area, paved patio area, slate area and a useful shed, all sheltered and screened by high wooden panel fencing. A pedestrian gate allows access to the driveway at the side of the property.



**Tenure**  
Freehold.

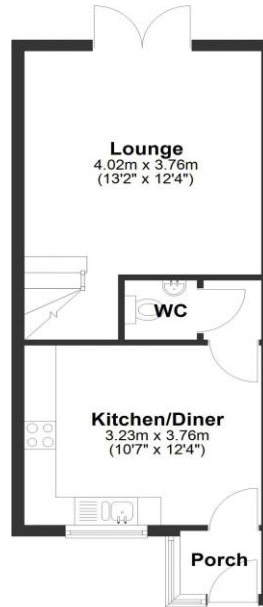
**Services**  
All main services are connected (not tested by Cheshire Lamont).

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

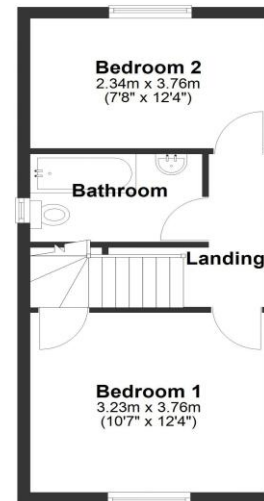
**Directions**  
From our Nantwich office, proceed along Hospital Street to the roundabout and turn right along Pratchett's Row past the entrance to Morrisons. At the bend turn left into The Beeches and immediately right into Damson Drive where the property is located on the right hand side.



**Ground Floor**  
Approx. 33.6 sq. metres (362.0 sq. feet)



**First Floor**  
Approx. 32.0 sq. metres (344.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 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.

46A High Street  
Tarpорley  
Cheshire CW6 0DX  
Tel: 01829 730700

4 Hospital Street  
Nantwich  
Cheshire CW5 5RJ  
Tel: 01270 624441