



33 Jackson Avenue, Nantwich CW5 6LL

CHESHIRE  
LAMONT

A superbly positioned and designed three storey end row townhouse in a small select development very close to Nantwich town centre providing well appointed and versatile accommodation with driveway, integral garage and walled rear garden. NO CHAIN for early completion. Viewing recommended.

- A well arrayed and versatile three storey end of row townhouse
- With double width driveway, integral single garage and walled rear garden
- In a small select highly regarded location close to the town centre
- Porchway, entrance hall and shower room
- Utility room and bedroom
- Spacious first floor lounge and dining kitchen
- Second floor master bedroom with en-suite bathroom and bedroom two with en-suite shower room
- NO CHAIN for early completion

#### 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 tarmac driveway leads to an integral single garage and a herringbone block paved parking area provides further parking facilities and is bordered by railed fencing. A rebated porch with quarry tiled step leads to a uPVC double glazed composite door and a door within the porch leads to a useful boot/shoe storage area.



### Entrance Hall

With high quality oak effect flooring, staircase ascending to first floor, panel door to deep storage cupboard incorporating shelving, radiator and a panel door leads to:

### Shower Room

With a deep walk-in shower cubicle, pedestal wash basin, WC, tiled flooring, radiator, uPVC double glazed window and extractor fan.

From the Entrance Hall a panel door leads to:

### Utility Room 7' 9" x 5' 7" (2.36m x 1.70m)

With a wall mounted gas fired central heating boiler, base unit incorporating a single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble drier, tiled flooring and a double glazed door to rear garden.

From the Entrance Hall a panel door leads to:

### Bedroom Three/Study 8' 7" x 7' 10" (2.61m x 2.39m)

With a uPVC double glazed window to rear elevation, high quality flooring and radiator.

From the Entrance Hall a staircase ascends to:

### First Floor Landing

With a staircase ascending to second floor, radiator and a panel door leads to:

### Open Plan Lounge 17' 5" x 14' 7" (5.30m x 4.44m)

With two uPVC double glazed windows to front elevation, wall mounted electric fireplace, radiator and a uPVC double glazed window to side elevation.

From the Landing a panel door leads to:

### Dining Kitchen 14' 7" x 10' 0" (4.44m x 3.05m)

With a range of white gloss fronted base and wall mounted units, four ring gas hob with filter canopy over and built-in electric oven beneath, tall integrated fridge and freezer, integrated dishwasher, tiled flooring, two uPVC double glazed windows to rear elevation and radiator.

### Second Floor Landing

With access to loft space, radiator and a panel door leads to:

### Bedroom One 14' 7" x 10' 11" (4.44m x 3.32m)

With two uPVC double glazed windows to front elevation providing pleasant aspects, radiator, built-in wardrobes incorporating railing and shelving and a panel door leads to:



### En-Suite Bathroom

With a panelled bath incorporating shower over, tiled walls, WC, chrome towel radiator, pedestal wash basin, tiled flooring and extractor fan and uPVC double glazed window.

### Bedroom Two 14' 7" x 10' 8" (4.44m x 3.25m)

With fitted wardrobes incorporating railing and shelving, radiator, two uPVC double glazed windows to rear elevation and a panel door leads to:

### En-Suite Shower Room

With a corner fitted shower cubicle, WC, pedestal wash basin, chrome towel radiator, tiled flooring and extractor fan.

### Externally

From the front of the property access leads down the side with a wrought iron gate allowing access to the rear garden which is retained within high curved brick walling and fencing and incorporates a gravel area, paved patio area, flower beds and borders and benefits from afternoon and evening sunshine.

### Tenure

Leasehold - £433 per year charges - 155 year lease from 2007.

### Services

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

### Viewings

Strictly by appointment only via Cheshire Lamont.

### Directions

Proceed from Nantwich along London Road and turn left just after The Leopard Public House onto Jackson Avenue. The property is located on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	
(81-91)	B	
(69-80)	C	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(7-20)	G	
Not energy efficient - higher running costs		
England & Wales		79
EU Directive 2002/91/EC		

Note: Floor Plans are for identification purposes only and Not to Scale

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.

CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarpole  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441