



27 Crewe Road, Nantwich CW5 6HX

CHESHIRE  
LAMONT

A superb bay fronted Victorian townhouse in a fine, prominent position nearby to Nantwich town centre retaining considerable period features and charm and incorporating great character and space with delightfully appointed accommodation throughout and with a double garage to the rear. Viewing highly recommended.

- A most spacious and handsome bay fronted Victorian townhouse
- In a fine position within Nantwich and nearby to the town centre
- Affording superbly appointed accommodation to 1410 sqft arrayed over three floors
- Incorporating lovely original period features and details and of superb character
- Minton tiled hallway, exposed pine plank floors, log burner
- Bay fronted sitting/dining room, living room with French doors
- Fitted dining area to fully appointed kitchen, utility room, cloakroom
- Three first floor double bedrooms, attractive bathroom with shower
- Spacious second floor bedroom
- Viewing highly recommended

#### Agents Remarks

This impressive fore-courted Victorian house exudes significant charm, character and appeal and stands in a lovely situation nearby to the town. 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.

#### Property Details

The property is set back from the road behind a neat privet hedge and low wall incorporating a wrought iron gate allowing access to a paved path with a pebbled garden area to the front. A raised step leads to an enclosed entrance porch with half deco-tiled walls and a sectional glazed door leads to:



### Entrance Hall

A beautiful entrance to the property, exuding significant character with original ornate Minton tiled floor, half panelled walling, column radiator, high coved ceiling, ceiling detailing, stairs to first floor and a sectional glazed pine door leads to:

### Lounge 8' 6" x 11' 4" (2.60m x 3.45m)

Beautifully appointed with a uPVC double glazed bay window to front elevation incorporating fitted plantation shutters, exposed pine plank floor, high moulded coved ceiling, picture rail, display unit with shelving cupboards beneath, recessed fireplace and open access to:

### Dining Room 15' 11" max x 11' 4" (4.86m max x 3.45m)

Impeccably appointed with uPVC double glazed doors to rear elevation providing lovely aspects over the side and rear gardens, recessed fireplace incorporating cast iron log burning stove upon a harlequin quarry tiled hearth, picture rail, pine plank floor, pine door to Entrance Hall, column radiator and an arch to:

### Inner Hall

With deep under stairs cupboard and a pine door leads to:

### Dining Kitchen 16' 2" x 8' 8" (4.93m x 2.63m)

Impressively appointed in heritage range with attractive base and wall mounted units, oak butchers block working surfaces, Rangemaster kitchen range with Rangemaster filter canopy over, underslung Belfast sink, fitted seating area with fitted table, uPVC double glazed windows attractive tiled floor, shelving, radiator and an exposed pine door to:

### Utility Room 9' 8" x 5' 2" (2.95m x 1.57m)

With a uPVC double glazed window to side and rear elevations, uPVC double glazed door to outside, tall implement cupboard, plumbing for washing machine, integrated dishwasher, fitted shelving, column radiator, door to cupboard, tiled floor and a pine door leads to:

### Cloakroom

With pedestal wash basin, high WC and panelled walling.

### First Floor Rear Landing

With access to loft and coved ceiling.

### Main Landing

With panelled walling, stairs to second floor and a pine door leads to:

### Master Bedroom 12' 2" x 15' 3" (3.71m x 4.66m)

Beautifully appointed with a uPVC double glazed bay window to front elevation incorporating plantation shutters, further uPVC double glazed window, pine plank floor, fitted wardrobes and column radiator.



**Bedroom Three 13' 10" x 9' 8" (4.21m x 2.94m)**

With pine plank floor, exposed Cheshire brick chimney breast incorporating niche, uPVC double glazed window to rear elevation and column radiator.

**Bedroom Four 9' 11" x 8' 9" (3.02m x 2.66m)**

With a uPVC double glazed window to rear elevation, panelled walling and column radiator.

**Bathroom 8' 6" x 5' 7" (2.58m x 1.70m)**

With a panelled bath, pedestal wash basin, WC, large walk-in shower cubicle, tiled floor and uPVC double glazed window.

**Second Floor Landing**

With a door to:

**Bedroom Two 12' 9" x 13' 3" max (3.88m x 4.05m max)**

A superb spacious room with Velux window, further uPVC double glazed window, radiator and full width fitted wardrobes incorporating railing and shelving.

**Externally**

The property benefits from attractive rear gardens enjoying afternoon and evening sunshine with lovely surrounding aspects. A cobbled courtyard garden area is screened within conifer hedging and fencing incorporating a patio area, covered gazebo with astro turf beneath and an open elevation leads to a double width garage standing to the rear.

**Garage 15' 9" x 14' 3" (4.81m x 4.35m)**

With an up and over door, light and power.

**Tenure**

Freehold.

**Services**

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

**Directions**

From Nantwich proceed along Crewe Road towards Willaston and the property is on the left hand side.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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