



“Broom Cottage”, 173 Crewe Road, Nantwich CW5 6NE



A most charming two bedroom mid row period cottage in a convenient position within walking distance of Nantwich town centre. Delightfully presented throughout and incorporating a range of appealing features and accommodation of character. With enclosed entrance porch, lounge with log burner, fully appointed dining kitchen, rear hall, bathroom and two first floor double bedrooms. UPVC double-glazing, combination gas fired central heating. Off road parking. Early viewing recommended. NO CHAIN.

- A lovely mid row period cottage
- In a most desirable and convenient location only a short walk into Nantwich town centre
- Delightfully presented throughout to a very high standard
- New damp course, new boiler, partial updated electrics with new consumer unit and Nest thermostat
- UPVC double-glazed windows, combination gas fired central heating and wood burning stove
- Fully fitted dining kitchen
- Ground floor bathroom
- Two first floor double bedrooms
- Highly appealing cottage ideal for first time buyer or investment purchase
- Off road parking
- NO CHAIN - Viewing recommended



Agents Remarks

This charming mid row period cottage stands in a favoured position upon Crewe Road on the outskirts of historic Nantwich and provides very well presented accommodation of character and appeal and benefits from off-road parking to the front. 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 and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. 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 host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

An enclosed UPVC double glazed entrance porch benefits from a UPVC double glazed door, tiled flooring, full height UPVC double glazing, courtesy light and a UPVC fully glazed double glazed door leads to:

Lounge 12' 6" x 11' 9" (3.80m x 3.58m)

A lovely reception room with coved ceiling, central chimney breast incorporating recessed hearth with exposed Cheshire brick insert and cast iron log burning stove, attractive fireplace surround, high quality wood effect flooring, double radiator, UPVC double glazed window to front elevation, chrome switch plates, chrome light sockets and an exposed Scotch pine Period panel door leads to:

Dining Kitchen 14' 5" x 12' 0" (4.40m x 3.65m)

A beautifully appointed dining kitchen with a superb range of high quality base and wall mounted units comprising cupboards and drawers, spindled staircase ascending to first floor, slate tiled flooring, built in electric oven with four ring hob and filter canopy over, working surfaces, tiled walls, recessed ceiling lighting, single drainer sink unit with mixer tap, plumbing for washing machine, UPVC double glazed window overlooking covered rear courtyard, radiator and an exposed Scotch pine Period panel door leads to:



Rear Hall

With a UPVC double glazed door to outside, pine panel door to built in cupboard with shelving and a Scotch pine Period panel door leads to:

Bathroom 7' 5" x 5' 9" (2.25m x 1.74m)

With a panel bath incorporating folding shower screen and electric shower over, WC, pedestal wash hand basin, two fully tiled walls, double radiator, UPVC double glazed window, recessed ceiling lighting and expulsion fan.

First Floor Landing

An exposed Scotch pine door leads to:

Bedroom One 11' 11" x 11' 8" (3.63m x 3.56m)

With a high quality UPVC double glazed window to front elevation providing lovely views over open countryside, coved ceiling, antique style radiator, fitted mirror-fronted double wardrobe incorporating railing and shelving, fan light and a fitted bespoke drawer and cupboard unit to side of chimney breast.



Bedroom Two 9' 11" x 9' 0" (3.01m x 2.75m)

With lovely rural views to the rear of the property, UPVC double glazed window, double radiator, access to loft and a pine cupboard door leads to an over stairs cupboard incorporating a Worcester combination gas fired central heating boiler.

Externally

The property is set back from the road behind a block paved driveway to the front and the property benefits from a walled enclosed patio yard at the rear with a communal garden area beyond.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

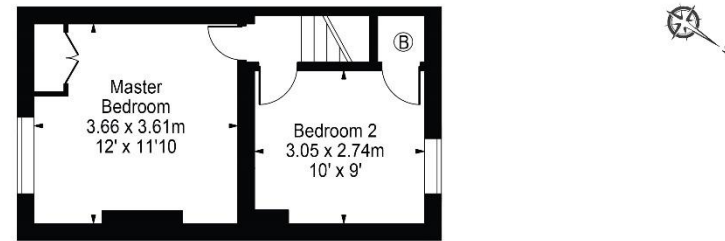
Directions

From Nantwich proceed along Crewe Road towards Willaston and after passing Birch Lane on the left hand side, continue where the property is located on the left hand side before The Peacock public house.

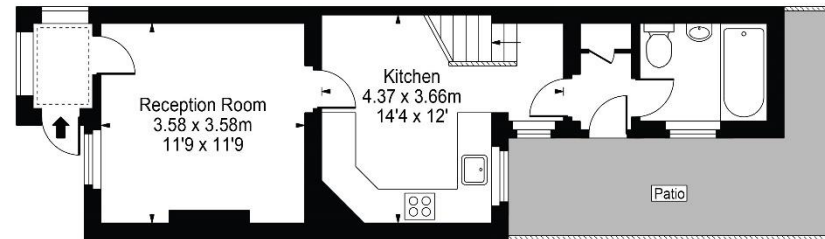


Crewe Road, CW5

Approx. Gross Internal Area 665 Sq Ft - 61.78 Sq M

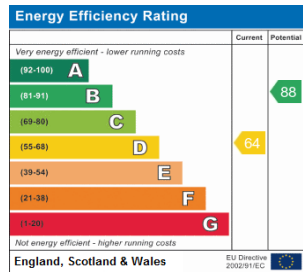


First Floor



Ground Floor

This floorplan is for identification purposes only and is not intended to form part of any offer or contract. All measurements are approximate and should not be relied upon for fixtures or furnishings. measured according to RICS guidelines. Produced by www.propertyshots.co.uk



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