



17 Mercer Way, Nantwich CW5 5YD



A very well appointed bay fronted modern detached family home on a small select estate nearby to Nantwich town centre standing within neat landscaped gardens and benefiting from a wide driveway, superior garden room/conservatory, open plan dining kitchen, bay fronted lounge, dining room and cloakroom. Fitted master bedroom with en-suite shower room, three further bedrooms and bathroom. Integral garage. NO CHAIN.

- A very well situated bay fronted detached house
- Within a small well regarded estate nearby to Nantwich town centre
- Standing in attractive landscaped gardens with patio
- Large wide driveway and integral garage
- Bay fronted lounge, separate dining room and superior garden room/conservatory
- Fully appointed open plan dining kitchen and cloakroom
- Fully fitted master bedroom with en-suite shower room, three further bedrooms and bathroom
- With pleasant surrounding aspects
- NO CHAIN – viewing recommended

Agents Remarks

A superb detached house in a sought after location affording some further potential with a range of attractive and appealing features, within a fine position nearby to historic Nantwich. 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.

Property Details

A wide approach leads over a cobble-blocked paved driveway to the front providing parking facilities and continues to an integral single garage and to:

Oak Pillared Porch

With a handsome Oak panelled door leading to:



Entrance Hall

With coved ceiling, radiator, spindle staircase to first floor, panel door to Kitchen and a folding panel door leads to:

Cloakroom

With WC, wash basin with cupboard beneath, uPVC double glazed window and part tiled walls.

From the Reception Hall a panel door leads to:

Lounge 14' 1" x 11' 11" (4.30m x 3.64m)

With a uPVC double glazed bay window to front elevation, coved ceiling, radiator, living flame gas fire inset within surround and with raised hearth, two wall light points and bi-folding double doors lead to:

Dining Room 8' 10" x 10' 6" (2.70m x 3.21m)

With radiator, coved ceiling, panel door to Kitchen and hardwood glazed double doors lead to:

P-Shaped Conservatory 9' 0" max x 18' 2" (2.74m max x 5.53m)

With uPVC double glazed windows to rear garden, radiator, uPVC double doors to patio, uPVC double glazed window to side elevation and open access leads to:

Dining Kitchen 10' 6" max x 16' 7" max (3.19m max x 5.06m max)

With recessed ceiling lighting, recessed wall mounted electric fire inset with chimney breast, central heating timer, peninsular dining counter with adjoining breakfast counter, four ring gas hob with chimney hood over, plumbing for washing machine, single drainer one and a half bowl sink with mixer tap, integrated double electric oven, integrated fridge and freezer, part tiled walls, uPVC double glazed window overlooking rear garden, uPVC double glazed window to side elevation and a panel door leads to:

Integral Single Garage 16' 1" x 8' 5" (4.90m x 2.57m)

With electrically operated remote controlled up and over door, light and power.

First Floor Landing

With access to loft and a panel door leads to:

Built-In Airing Cupboard

With lagged cylinder and immersion.

Bedroom One 12' 6" x 15' 3" max (3.81m x 4.66m max)

With a uPVC double glazed bay window to front elevation, radiator, wall light points, fitted bedroom furniture comprising double wardrobes incorporating railing and shelving, bedside drawers and chest of drawers and a panel door leads to:



En-Suite Shower Room

With corner fitted shower cubicle, WC, pedestal wash basin, fully tiled walls, radiator and tiled floor.

Bedroom Two 12' 6" x 8' 5" (3.81m x 2.57m)

With a uPVC double glazed window to front elevation and radiator.

Bedroom Three 10' 6" max x 11' 8" max (3.19m max x 3.56m max)

With a uPVC double glazed window to rear elevation and radiator.

Bedroom Four 10' 6" x 8' 5" max (3.19m x 2.57m max)

With a uPVC double glazed window to rear elevation and radiator.

Bathroom 6' 4" x 6' 8" (1.92m x 2.04m)

With fitted WC within vanity wash basin incorporating cupboards, panelled bath incorporating folding shower screen, recessed ceiling lighting, fully tiled walls, uPVC double glazed window to rear elevation and extractor fan.



Externally

The property stands within attractive gardens affording pleasant surrounding aspects and enjoys afternoon and evening sunshine. The rear garden incorporates a lawned area bordered by flower beds and borders with Indian stone paved paths and raised patio area, all sheltered by high wooden fencing. There is a very useful detached brick-built garden store benefiting from uPVC double glazed doors to the front.

Tenure - Freehold.

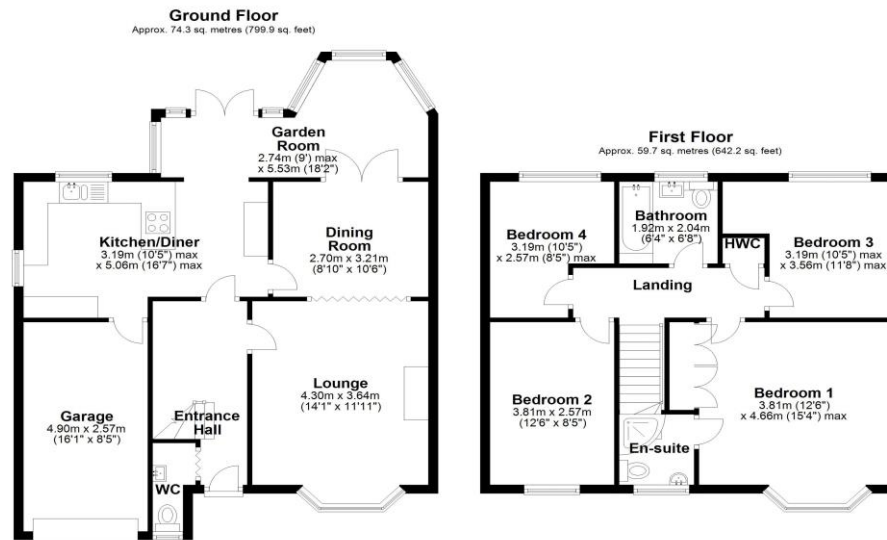
Services – All main services are connected (not tested by Cheshire Lamont).

Viewings

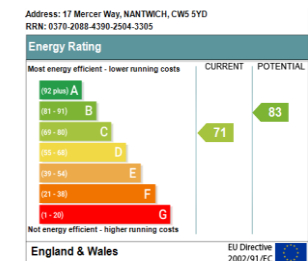
Strictly by appointment only via Cheshire Lamont.

Directions

Proceed along Millstone Lane and continue to the traffic lights, proceed straight on along Barony Road to the next set of traffic lights and continue straight on. Turn right onto Mercer Way where the property is located on the left hand side.



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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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