



CHESHIRE  
LAMONT  
01759 634441  
FOR SALE

CHESHIRE  
LAMONT

5 Cumberland Avenue, Nantwich CW5 6HA



A superbly situated and presented modern three bedroom semi-detached house in a sought after position nearby to Nantwich town centre and close to well regarded junior schooling with South West facing rear garden enjoying pleasant aspects, driveway and garage. Reception hall, open plan lounge and dining room, kitchen, side hall, two double bedrooms, single bedroom and bathroom. Viewing recommended.

- A very well presented and superbly situated semi-detached house
- Nearby to Nantwich town centre and highly regarded junior schooling
- With South West facing rear garden, front garden, driveway and garage
- Reception Hall, open plan lounge and dining room, kitchen, side hall
- Two first floor double bedrooms, single bedroom, bathroom
- Combination gas fired central heating, uPVC double glazing
- Viewing recommended

#### Agents Remarks

This superbly situated semi-detached house provides delightfully presented and appointed accommodation and benefits from a fine position in a highly regarded and popular location close to Highfields Junior School and Nantwich town centre is a short walking distance away. 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, Crewe mainline Railway Station and the forthcoming HS2 northern hub. 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, the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.





### Property Details

A high quality uPVC double glazed composite door with double glazed side panel leads to:

### Reception Hall

A delightful entrance to the property with a double radiator, Oak railed spindled staircase ascending to three quarter landing and first floor and a panel door leads to:

### Open Plan Lounge and Dining Room 23' 5" x 11' 3" (7.14m x 3.42m)

This delightful reception room benefits from dual aspects with wide uPVC double glazed window to front elevation incorporating fitted Venician blinds, radiator, wall mounted television aerial point and open access leads to:

### Dining Area

With delightful aspects over South West facing gardens via full width uPVC double glazed patio door with full width double glazed side panels incorporating fitted blind and double radiator.

From the Reception Hall a panel door leads to:

### Kitchen 12' 9" x 7' 3" (3.88m x 2.21m)

Superbly appointed with a full range of high quality base and wall mounted units comprising cupboards and drawers, working surfaces incorporating four ring gas hob with built-in oven beneath and filter canopy over, single drainer sink unit with mixer tap, plumbing for washing machine, wall mounted Worcester combination gas fired central heating boiler, part tiled walls, fitted shelving, uPVC double glazed window overlooking rear gardens, radiator, central heating programmer and a uPVC double glazed door leads to:



### Side Hall

With a uPVC double glazed door to outside and an under stairs storage cupboard.

### First Floor Landing

With a uPVC double glazed window to side elevation, access to loft and a panel door leads to:

### Bedroom One 11' 10" x 11' 3" (3.61m x 3.42m)

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

### Bedroom Two 11' 3" x 10' 8" (3.43m x 3.25m)

With a uPVC double glazed window providing fine reaching views over local surrounding aspects and radiator.

### Bedroom Three 7' 7" x 6' 8" (2.32m x 2.04m)

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



**Bathroom 7' 10" x 7' 3" (2.39m x 2.21m)**

Delightfully appointed with a panelled bath and tiled surround, corner fitted curved shower cubicle incorporating full height curved screens and overhead shower with tiled enclosure, tiled floor, WC, pedestal wash hand basin, uPVC double glazed window and towel radiator.



**Garden**

Benefiting from South West facing sunny aspects and lovely surrounding views, enclosed within wooden panel fencing and incorporating a lawned garden area, paved patio and detached garage. There is parking for up to three cars.



**Services**

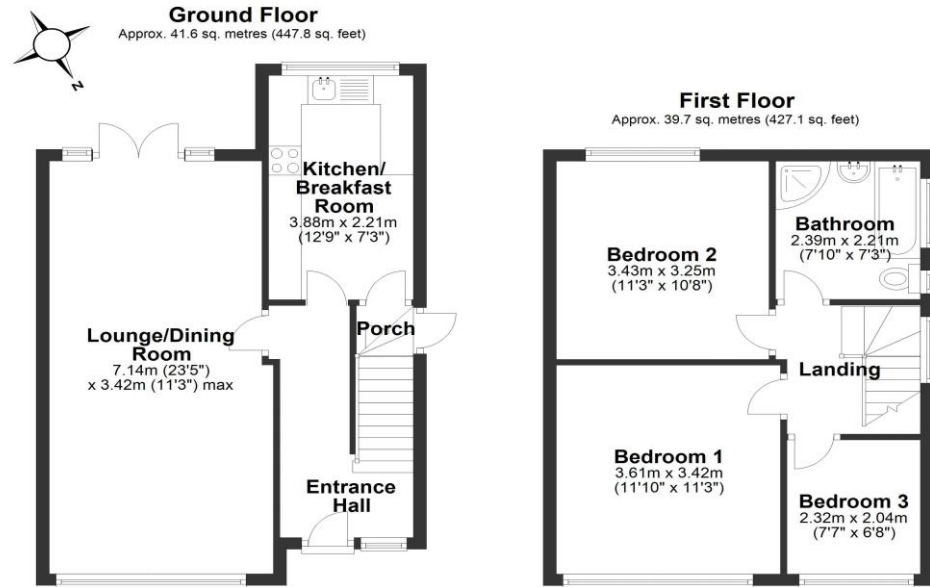
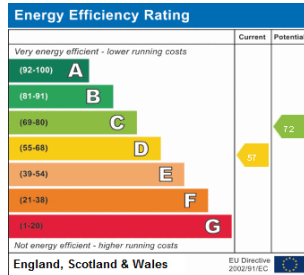
All main services are connected (not tested by Cheshire Lamont Limited).

**Viewings**

Strictly by appointment only via Cheshire Lamont Limited.

**Directions**

Proceed along Hospital Street and turn left at the roundabout at Church's Mansion, continue over the next roundabout along Millstone Lane and turn right at the traffic lights along Park View. Turn right into Birchin Lane, left into Highfields Drive and left again into Cumberland Avenue 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.

CH01 Ravensworth 01670 713330