



“Waterside House”, Old Chester Road, Barbridge CW5 6AY



A modern detached canal-side house in a fine village location nearby to Nantwich and Tarporley providing appealing accommodation and features with aspects over The Shropshire Union Canal. Offered with NO CHAIN.

- A modern detached canal-side house
- Situated in a highly regarded village nearby to Nantwich and Tarporley
- Enjoying delightful aspects over The Shropshire Union Canal
- Within lovely countryside with superb leisure and sporting pursuits
- Entrance hall, two ground floor bedrooms and bathroom
- First floor lounge with extensive decked balcony terrace
- First floor fully fitted kitchen and third bedroom/study with en-suite cloakroom
- NO CHAIN
- Viewing highly recommended

Agents Remarks

Waterside House in a highly individual detached property which enjoys delightful aspects over The Shropshire Union Canal within Barbridge. Barbridge benefits from a renowned Public House and Restaurant. Barbridge is ideally situated for local countryside pursuits and lies in between Nantwich and Tarporley.

Nearby 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. 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

The property is approached via a paved stepped path with railings to front which leads to a high quality uPVC double glazed Oak effect door allowing access to:

Reception Hall

With a spindle staircase ascending to first floor, high quality Oak effect flooring, radiator, uPVC double glazed window to front elevation and an Oak door leads to:

Bedroom One 15' 5" x 9' 10" (4.70m x 3.00m)

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

From the Reception Hall an Oak door leads to:

Bedroom Two 16' 1" x 8' 10" (4.90m x 2.70m)

With uPVC double glazed windows to rear elevation, Oak door to under stairs storage cupboard and radiator.

From the Reception Hall an Oak door leads to:

Bathroom 8' 2" x 5' 11" (2.5m x 1.8m)

With a "p" shaped panel bath incorporating curved shower screen and shower over, WC, pedestal wash basin, chrome towel radiator and uPVC double glazed window to front elevation.

First Floor Landing

With radiator, uPVC double glazed window, access to loft space and an Oak door leads to:

Lounge 15' 5" x 9' 6" (4.70m x 2.90m)

With exposed ceiling beams, coved ceiling, recessed ceiling lighting, uPVC double glazed window to front elevation, radiator and uPVC sliding patio doors to a decked balcony terrace enjoying views of the canal (please do not walk on the balcony terrace).

From the Landing an Oak door leads to:

Kitchen 9' 6" x 9' 2" (2.90m x 2.80m)

With a full range of base and wall mounted units, large enamel Belfast sink with mixer tap, four ring gas hob with filter canopy over, built-in electric oven, uPVC double glazed window to rear elevation, integrated fridge/freezer, integrated dishwasher and integrated washing machine.

From the Landing an Oak door leads to:



Bedroom Three/Study 12' 10" x 6' 11" (3.90m x 2.10m)

With uPVC double glazed windows to front elevation, fitted over-stairs cupboard incorporating shelving radiator and an Oak door leads to:

En-Suite Cloakroom

With WC and wall mounted wash basin.

Externally

Waterside House stands in a fine position amongst a variety of individual canal-side houses within Barbridge village. The property benefits from a parking area to the side and to a small lawned garden area at the rear, bordering the canal bank. A first floor balcony is accessed off the first floor living.

Tenure

Freehold.

Services

LPG, mains water and electricity. Shared Klargestor septic tank. Not tested by Cheshire Lamont.

Viewings

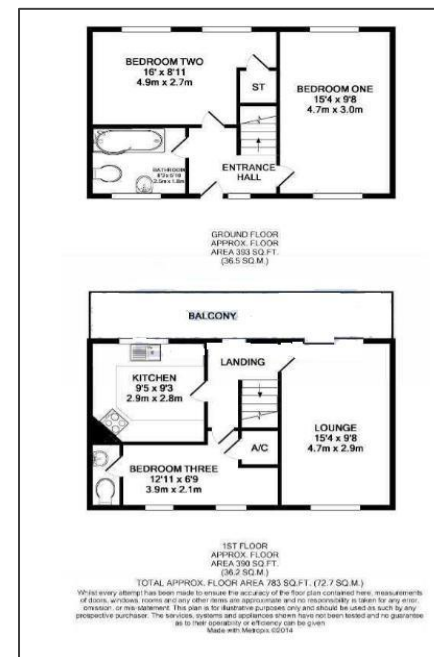
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Welsh Row and continue along the Chester Road towards Chester. After passing Snugburys Ice Cream Farm continue for approx 1 mile and after passing Hurlston Reservoir continue for another mile and turn right into Barbridge. Turn right again and Waterside House is situated on the left hand side.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	



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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