



76 North Crofts, Nantwich CW5 5SQ



A charming and spacious two double bedroom bay fronted mid row period house in a fine tranquil location within Nantwich town centre and in a lovely situation with extensive lawned front gardens and enclosed paved courtyard garden to the rear. Entrance Porch, lounge/dining room and kitchen. Two first floor double bedrooms and bathroom. Offered with NO CHAIN. Early completion available.

- A charming bay fronted mid row period house
- Situated in a tranquil position within historic Nantwich
- Extensive lawned front gardens, walled and paved courtyard garden to the rear
- Porch, open plan lounge/dining room and kitchen
- Two first floor double bedrooms and bathroom
- Gas fired central heating, uPVC double glazed windows
- NO CHAIN
- Early viewing highly recommended

Property Details

A paved path leads through attractive front gardens with lovely surrounding aspects to a uPVC double glazed composite door allowing access to:

Enclosed Entrance Porch

With a sectional panel door to:

Open Plan Lounge/Dining Room 24' 11" x 14' 4" (7.59m x 4.36m)

Lounge Area

With a uPVC double glazed bay window to front elevation, two wall light points, fireplace surround with fitted gas fire inset (not tested) upon tiled hearth, radiator, panel door leading to staircase to first floor and open access leads to:

Dining Area

With uPVC double glazed window to rear elevation, radiator, understairs cupboard with shelving and a panel door leads to:

Kitchen 7' 9" x 8' 7" (2.35m x 2.61m)

With base and wall mounted units, single drainer sink, gas cooker point, uPVC double glazed door to outside, uPVC double glazed window to rear elevation and wall mounted gas fire central heating boiler.



First Floor Landing

With access to loft and a door leads to:

Bedroom One 12' 2" x 14' 4" (3.70m x 4.36m)

With uPVC double glazed window to front elevation, radiator and full width exposed pine fronted fitted wardrobes.

Bedroom Two 12' 5" x 8' 3" (3.79m x 2.52m)

With uPVC double glazed window to rear elevation and radiator.

Bathroom 7' 9" x 8' 7" (2.35m x 2.61m)

With a panel bath, pedestal wash basin, WC, radiator, uPVC double glazed window to rear elevation and door to cupboard.

Externally

The property is set back behind low picket fence and a gate allows access to a paved path leading through attractive lawned gardens and to the front of the house. At the rear the house benefits from a paved and walled courtyard area with South facing aspects. The property is in a tranquil situation nearby to the town centre.

Tenure

Freehold.

Services

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

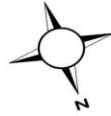
Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

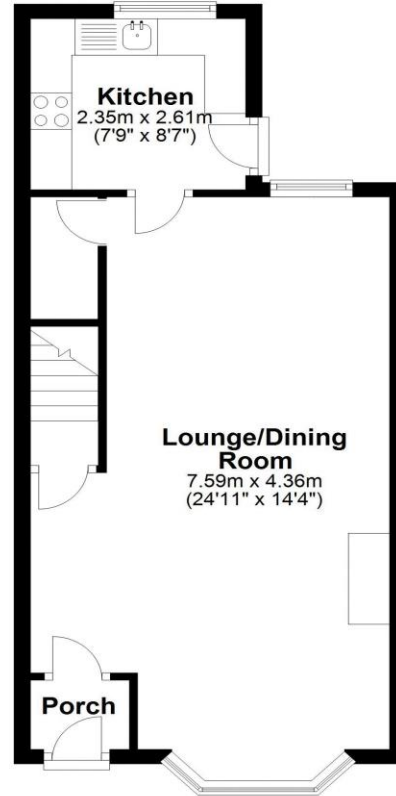
On foot from our Nantwich office proceed past the Church and along Monks Lane. Upon reaching South Crofts bear left along the footpath and to the front of North Crofts terrace. By car proceed along Hospital Street turn left at the roundabout and left again by Nantwich vets into South Crofts. Follow the road and the way round where North Crofts is situated.





Ground Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



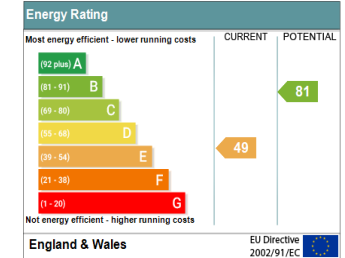
First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Address: 76 North Crofts, NANTWICH, CW5 5SQ
RRN: 6534-9327-0300-0485-6226



Note: Floor Plans are for identification purposes only and Not to Scale

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

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441