



7 Park View, Nantwich CW5 6EP



A superb bay fronted fore-courted period mid-row cottage in a fine position overlooking Barony Park and nearby to the town centre benefiting from South facing rear gardens, detached garage and further parking. Open plan bay fronted lounge and dining room, kitchen, rear hall, shower room and two first floor double bedrooms. Viewing highly recommended.

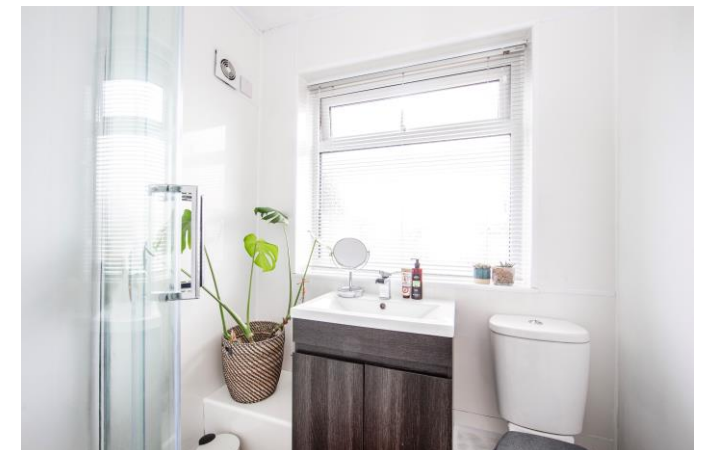
- A quite superb bay fronted period cottage
- A charming mid-row house overlooking Barony Park
- Just a short distance from historic Nantwich town centre
- In a highly sought after and well regarded location
- South facing rear gardens, detached garage and further parking facilities
- Open Plan lounge and dining room, kitchen and shower room
- Two first floor double bedrooms
- New back garden fence fitted 2018 and 2024 and new front wall built in 2022
- Gas fired central heating and uPVC double glazing
- Early viewing recommended

Agents Remarks

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. 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, Nantwich Jazz Festival and the Food Festival.

Property Details

A paved path leads to a uPVC double glazed door which allows access to:



Open Plan Lounge/Dining Room 21' 9" x 9' 8" (6.63m x 2.95m)

Lounge

A glorious room with a lovely uPVC double glazed bay window to front elevation enjoying fine aspects over Barony Park, wall mounted gas fire (not tested), radiator and open access leads to:

Dining Room

With radiator, period pine door to staircase to first floor, folding period pine door to understairs cupboard incorporating shelving and an archway leads to:

Kitchen 7' 10" x 9' 2" (2.39m x 2.80m)

With Oak fronted base and wall mounted units comprising cupboards and drawers, single drainer sink unit, gas cooker point, radiator, uPVC double glazed window to rear elevation, extractor fan and a panel door leads to:

Rear Hallway

With wall mounted combination gas fired central heating boiler, plumbing for washing machine, uPVC double glazed door to outside and a panel door leads to:

Shower Room 5' 8" x 5' 8" (1.72m x 1.72m)

With WC, corner fitted shower cubicle incorporating curved screen doors and shower over, vanity wash basin with cupboards beneath, radiator, extractor fan and uPVC double glazed window to rear elevation.

First Floor Landing

With a period pine door to:

Bedroom One 10' 11" x 12' 2" (3.34m x 3.72m)

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

From the Landing a period pine door leads to:

Bedroom Two 10' 6" x 9' 5" (3.19m x 2.87m)

With a uPVC double glazed window to rear elevation affording South facing aspects, built-in over-stairs cupboard and radiator.

Externally

The property benefits from a small garden forecourt to the front and vehicular access approaches the property to the rear and leads over a generous parking area from which a paved path leads through the rear gardens. A detached garage stands at the rear and the gardens incorporate a paved patio area and benefit from a South facing aspects.



Tenure
Freehold.

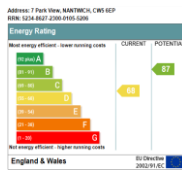
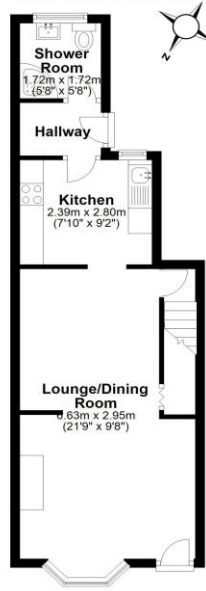
Services
All main services are connected (not tested by Cheshire Lamont).

Viewings
Strictly by appointment only via Cheshire Lamont.

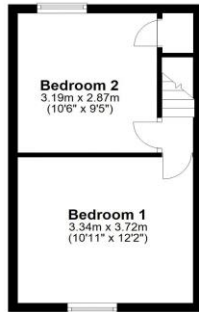
Directions
From our Nantwich office turn left along Millstone Lane at Churches Mansions and continue to the traffic lights. Turn right and the property is located on the right hand side.



Ground Floor
Approx. 37.0 sq. metres (398.3 sq. feet)



First Floor
Approx. 24.7 sq. metres (265.5 sq. feet)



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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