



14 Damson Drive, Nantwich CW5 5AF



A superbly situated and appointed modern two bedroom end of row house in a tranquil and convenient position for Nantwich town centre offered with no chain. Enclosed entrance porch, fully equipped dining kitchen, lounge with patio doors and cloakroom. Two first floor bedrooms and bathroom with shower. Enclosed lawned rear garden and parking. NO CHAIN for early completion. Viewing recommended.

- A superbly situated modern two bedroom end of row house
- In a tranquil cul-de-sac position close to Nantwich town centre
- Fully appointed dining kitchen with integrated appliances
- Lounge with patio doors and cloakroom
- Two first floor bedrooms and bathroom
- Enclosed lawned rear garden incorporating patio area
- Full uPVC double glazing, triple glazing to bedrooms and combination gas fired central heating
- Ideal first time purchase or investment property
- NO CHAIN

Agents Remarks

This well appointed and superbly situated modern house was constructed in recent years to a high standard and stands in a fine tranquil position within walking distance of historic Nantwich and benefits from an attractive position with lovely surrounding aspects. Enclosed lawned rear garden and parking area. 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 stone paved path leads to a uPVC double glazed door allowing access to:

Enclosed Entrance Porch

With full height double glazed windows, tiled flooring and a door leads to:

Dining Kitchen 10' 7" x 12' 4" (3.23m x 3.76m)

With a superb range of base and wall mounted units comprising cupboards and drawers, tiled flooring, four ring gas hob with built-in oven beneath and chimney filter canopy over, single drainer one and a half bowl sink with mixer tap, integrated dishwasher, integrated fridge and freezer, integrated washing machine, recessed ceiling lighting, wall mounted cupboard incorporating a combination gas fired central heating boiler, uPVC double glazed window to front elevation, wall mounted alarm control panel and a door leads to:

Inner Hall

With a door to:

Cloakroom

With wall mounted wash basin, WC, tiled flooring and extractor fan.

From the Inner Hall a door leads to:

Lounge 13' 3" x 12' 4" (4.05m x 3.76m)

With uPVC double glazed double doors to rear patio and enclosed rear garden, coved ceiling, television aerial point, radiator and a staircase ascends to:

First Floor Landing

With access to loft, radiator and a door leads to:

Bedroom One 10' 10" x 12' 4" (3.31m x 3.76m)

With uPVC double glazed window to front elevation incorporating secondary sliding double glazed window, radiator and an over-stairs cupboard.

Bedroom Two 7' 11" x 12' 4" (2.42m x 3.76m)

With uPVC double glazed window to rear elevation incorporating secondary double glazed window and radiator.

Bathroom 5' 0" x 9' 1" (1.53m x 2.76m)

With a panelled bath incorporating shower screen and overhead shower, wash basin, WC, half tiled walls, tiled flooring, chrome towel radiator, uPVC double glazed window to side elevation and recessed ceiling lighting.



Externally

A parking area stands at the front of the property and a gate to the side leads to a lawned rear garden with a patio area, bordered and sheltered by wooden panel fencing.

Tenure

Freehold.

Services

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

Viewings

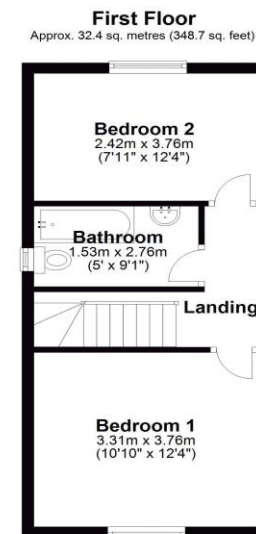
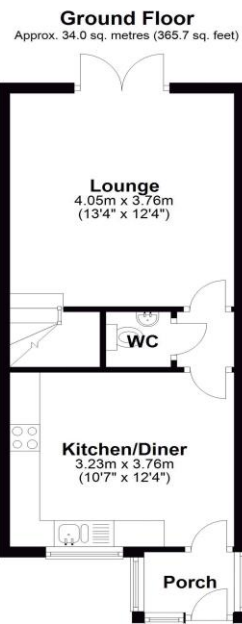
Strictly by appointment only via Cheshire Lamont Limited.

Directions

From our Nantwich office, proceed along Hospital Street to the roundabout and turn right along Pratchett's Row past the entrance to Morrisons. At the bend turn left into The Beeches and right into Damson Drive where the property is situated at the end of the cul-de-sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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