



**CHESHIRE
LAMONT**

“Sunnyside”, Whitchurch Road, Aston CW5 8DB

An exceptional and most handsome twin gabled period semi-detached house of considerable appeal affording significant further potential within a prominent and convenient position within Aston village with spacious accommodation incorporating many attractive features and standing in long, extensive gardens and grounds to 0.4 of an acre. Viewing highly recommended.

- An outstanding and substantial semi-detached period house
- Within a prominent and convenient position within Aston village
- Standing in extensive established South facing gardens and grounds to 0.4 of an acre
- Affording significant further potential for enhancement and extension
- Four double bedroom, single bedroom and family bathroom
- Three principal reception rooms, dining kitchen, cloakroom and large utility room
- Incorporating considerable character and features of appeal
- Within a highly sought after and rural location nearby to Nantwich
- Viewing highly recommended



Agents Remarks

A superb opportunity to enhance this handsome semi-detached house within the sought after village of Aston. Aston benefits from a cricket club, WI, active Village Association renowned Bhurtpore Public House and nearby village railway station at Wrenbury. 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 and nearby canal network with 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.

Property Details

A handsome tiled pitched canopy porch and step leads to a sectional glazed panel door leading to:



Reception Hall

With spindled staircase ascending to first floor, radiator, exposed pine dado rail, door to understairs cupboard, picture rail and a sectional pine panel door leads to:

Dining Room 13' 11" max x 13' 0" (4.25m max x 3.95m)

With a uPVC double glazed bow window to front elevation, radiator, picture rail, fireplace with raised marble hearth and two wall light points.

From the Reception Hall an exposed pine panel door leads to:

Lounge 26' 1" max x 12' 1" (7.94m max x 3.69m)

A superbly appointed room with a uPVC double glazed bow window to front elevation, uPVC double glazed window to side elevation, fireplace incorporating log burning stove (not tested) upon a raised stone hearth, dado rail coved ceiling and uPVC double glazed window to rear elevation.

From the Reception Hall an exposed pine panel door leads to:

Cloakroom

With tiled floor, pedestal wash basin, WC, uPVC double glazed window and coved ceiling.

From the Reception Hall an exposed pine panel door leads to:

Breakfast Kitchen 11' 5" x 13' 0" (3.49m x 3.95m)

With a range of base and wall mounted units comprising cupboards and drawers, attractive working surfaces, single drainer one and a half bowl sink with mixer tap, terracotta tiled floor, tiled walls, picture rail, fitted dresser unit with glaze-fronted shelving, dado rail and an exposed pine panel door leads to:

Garden Room 10' 0" x 14' 10" (3.05m x 4.51m)

With double radiator, tiled floor, uPVC double glazed windows to side and rear elevation and open access leads to:

Utility Room/Rear Hall 16' 1" x 6' 0" (4.89m x 1.83m)

With a base unit incorporating single drainer sink with mixer tap, plumbing for washing machine, tiled floor, pine clad ceiling, uPVC double glazed window and door to outside.

First Floor Landing

With hinged access to loft.

Bedroom One 14' 11" max x 11' 11" (4.55m max x 3.64m)

With a uPVC double glazed window to front elevation, radiator, picture rail and fitted shelving.

Bedroom Two 12' 11" max x 12' 4" (3.94m max x 3.75m)

With a uPVC double glazed windows to front and side elevations, picture rail and radiator.



Bedroom Three 12' 9" x 11' 5" (3.89m x 3.47m)

With uPVC double glazed window to rear elevation providing lovely rural aspects, pedestal wash basin, radiator and fitted pine fronted wardrobe incorporating shelving.

Bedroom Four 10' 10" max x 11' 11" (3.29m max x 3.64m)

With double radiator, uPVC double glazed window to rear elevation and vanity wash basin with picture rail over.

Bedroom Five/Study 8' 2" x 7' 0" (2.48m x 2.14m)

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

Bathroom

With a panelled bath incorporating folding shower screen and electric shower over, fully tiled walls, pedestal wash basin, WC, double glazed window to rear elevation and fitted airing cupboard with shelving.

Externally

The property benefits from long, attractive, established gardens and grounds with a large lawned rear garden area incorporating flower beds, borders and an abundance of specimen trees, single detached timber garage, extensive paved patio, aluminium framed greenhouse and timber garden shed, all bordered and screened by neat conifer hedging and post and rail fencing. A gate to the side of the property allows access to the rear.

Tenure

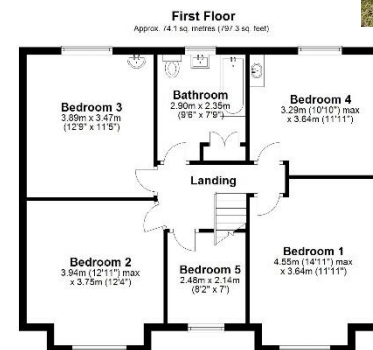
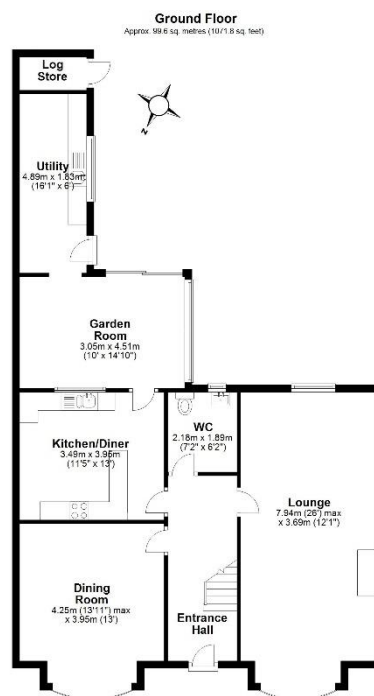
Freehold.

Services

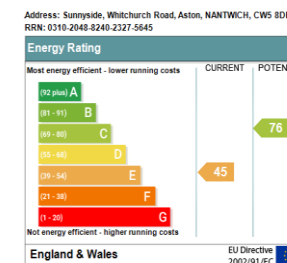
Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont Limited).

Directions

Proceed out of Nantwich along Wellington Road and continue towards Whitchurch. Proceed through Sound village and continue to Aston. Sunnyside is situated on the left hand side opposite Sandy Lane.



Floorplan is for illustrative purposes only. Plan produced using PPR16p.



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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