



1 Park View, Nantwich CW5 6EP

**CHESHIRE
LAMONT**

A highly prominent and deceptively spacious four bedroom turret bay-fronted end of row period townhouse nearby to historic Nantwich town centre overlooking Barony Park providing considerable scope for modification, enhancement and expansion. Walled forecourt to front, large enclosed gardens to rear incorporating a garage and parking area. NO CHAIN. OFFERS INVITED. Viewing recommended.

- A superbly situated end of row period townhouse
- Overlooking Barony Park and nearby to Nantwich town centre
- Affording outstanding potential for extension and modernisation
- Four bedrooms, first floor bathroom
- Three reception rooms, lean-to conservatory
- Kitchen, utility area, ground floor shower room
- Enclosed South facing gardens to rear with detached garage and parking area
- Offering significant scope for individual enhancement
- OFFERS INVITED
- NO CHAIN - early completion available

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.

Property Details

A wrought iron gate within stone capped gate pillars leads to a paved path which continues to a Yorkstone step and to a fan glazed doorway and door to:

Entrance Hall

With staircase ascending to first floor and a panel door leads to:

Sitting Room 13' 0" x 11' 11" (3.97m x 3.64m)

With a uPVC double glazed turret bayed window to front elevation, living flame gas fire upon raised tiled hearth and stiled surround (not tested), radiator, wall light points and a panel door leads to:



Inner Hallway

With tiled floor and access to Kitchen.

From the Entrance Hall a panel door leads to:

Dining Room 13' 0" x 10' 11" (3.97m x 3.32m)

With a uPVC double glazed bay window to front elevation overlooking Barony Park, fireplace incorporating living flame gas fire upon hearth (not tested), radiator, coved ceiling and a panel door leads to:

Inner Hall

With pantry area and open access leads to:

Kitchen 7' 11" x 15' 3" (2.42m x 4.66m)

With base and wall mounted units, uPVC double glazed windows to side elevation, radiator, plumbing for washing machine and a panel door leads to:

Snug 7' 11" x 10' 11" (2.42m x 3.32m)

With radiator and sectional glazed double doors lead to:

Lean-To Conservatory 6' 10" x 16' 3" (2.08m x 4.95m)

With twin doors to garden.

From the Kitchen a door leads to:

Rear Hall and Utility Area

With fitted double cupboards incorporating shelving, door to Lean-To Conservatory and a further door leads to:

Shower Room

With enclosed tiled shower cubicle, vanity wash basin, WC and window to rear.

First Floor Landing

A panel door leads to:

Bedroom One 13' 0" x 11' 11" (3.97m x 3.64m)

With a uPVC double glazed turret bayed window to front elevation enjoying pleasant aspects, radiators and coved ceiling.

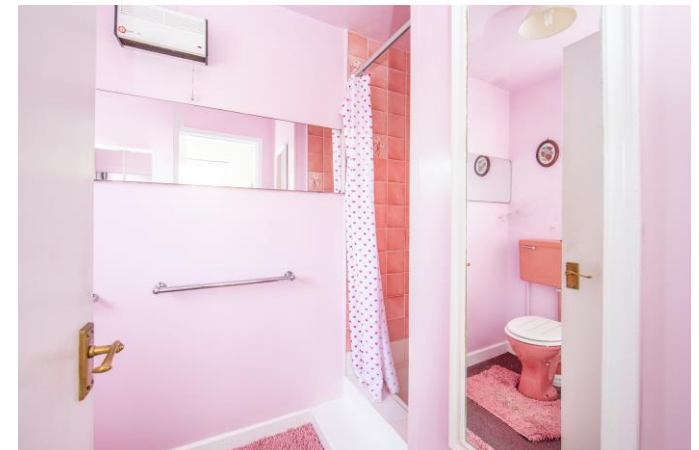
From the Landing a panel door leads to:

Bedroom Two 13' 0" x 10' 11" (3.97m x 3.32m)

With radiator, uPVC double glazed window to front elevation and door to over-stairs cupboard.

Inner Landing

A panel door leads to:



Bedroom Three 7' 11" x 10' 11" (2.42m x 3.32m)

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

From the Inner Landing a panel door leads to:

Bedroom Four 7' 11" x 8' 2" max (2.42m x 2.50m max)

With fitted wardrobes, radiator and uPVC double glazed window.

Bathroom

With a panelled bath, WC, pedestal wash basin, radiator and double glazed window to rear elevation.

Rear Garden

The rear garden benefits from South facing aspects within high fencing and incorporates a garage and paved driveway area.

Tenure

Freehold.

Services

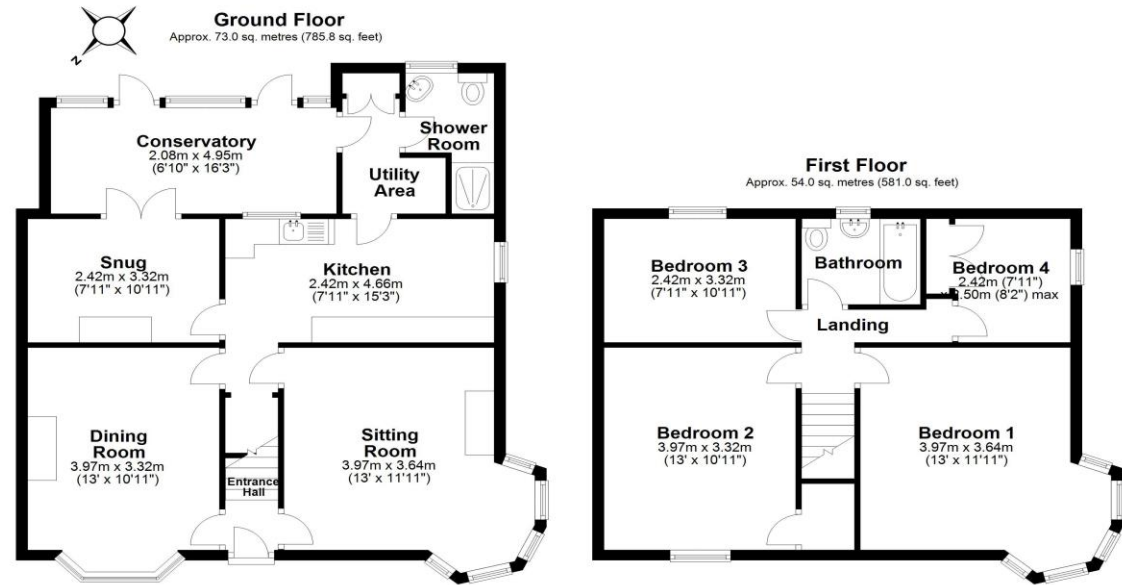
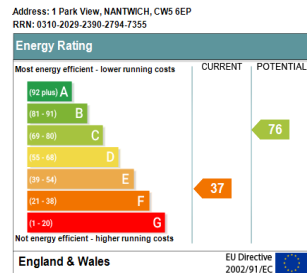
All main services are connected (not tested by Cheshire Lamont).

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 corner on right hand side.



Total area: approx. 127.0 sq. metres (1366.8 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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