



74 London Road, Nantwich CW5 6LT





A superbly situated and deceptively spacious bay fronted end of row period townhouse within easy walking distance of Nantwich town centre providing attractively appointed and arrayed accommodation with large enclosed South facing rear gardens, forecourt, enclosed porch, entrance hall, open plan lounge and dining room, garden room and fitted dining kitchen. Two first floor double bedrooms and bathroom. NO CHAIN.

- A most spacious bay fronted end of row period townhouse
- In a fine position nearby to Nantwich town centre
- Two first floor double bedrooms and bathroom
- Bay fronted lounge with double doors to dining room
- Fitted dining kitchen, pantry and garden room
- Large South facing rear garden
- Gas fired central heating and uPVC double glazing
- NO CHAIN for early completion

#### 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 wrought iron gate within gate pillars leads through a front garden area with flower beds and stone capped retained walling. A path leads to a sectional glazed door with glazed fan window above allowing access to:

#### Recessed Porch

With tiled floor incorporating mat recess and a sectional glazed door leads to:



### Entrance Hall

With a Minton tiled floor, staircase to first floor, coved ceiling, radiator and a panel door leads to:

### Lounge 11' 11" x 11' 11" (3.64m x 3.64m)

With a uPVC double glazed bay window to front elevation, high quality engineered Oak floor, radiator, living flame fire inset within attractive pine surround with raised tiled hearth, low level cupboards, wall light points, coved ceiling and sectional glazed double doors lead to:

### Dining Room 13' 1" x 11' 11" (3.98m x 3.64m)

With radiator, engineered Oak floor, wall light points, uPVC double glazed doors to Lean-To Garden Room and a panel door leads to:

### Lean-To Garden Room 8' 4" x 7' 5" (2.53m x 2.26m)

With window to side, window and door to kitchen and uPVC double glazed doors to rear garden.

From the Dining Room a panel door leads to:

### Dining Kitchen 19' 7" x 7' 10" max (5.96m x 2.38m max)

With a sectional glazed door and window to lean-to Garden Room, door to deep under stairs pantry cupboard with quarry tiled floor, range of base and wall mounted units, single drainer sink with mixer tap, four ring hob, built-in electric oven, plumbing for washing machine, radiator, double glazed window to side elevation and further double glazed window to rear elevation affording South facing views over enclosed rear gardens.

### Three Quarter Landing

With a panel door to:

### Bathroom 8' 4" x 7' 10" (2.53m x 2.38m)

With WC, panelled bath incorporating shower screen and shower over, pedestal wash basin, chrome towel radiator, uPVC double glazed window, tiled floor and half tiled walls.

### Main Landing

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

### Bedroom One 12' 0" max x 15' 7" (3.65m max x 4.74m)

With two radiators, uPVC double glazed windows to front elevation and coved ceiling. This room could be sub-divided if require.

### Bedroom Two 13' 0" x 9' 4" (3.96m x 2.85m)

With radiator, uPVC double glazed window to rear elevation providing fine South facing aspects and fitted double cupboard incorporating wall mounted gas fired central heating boiler.





### Externally

The property benefits from a large South facing rear garden bordered by high wooden fencing to either side and a door leads to an outside WC.

### Tenure

Freehold.

### Services

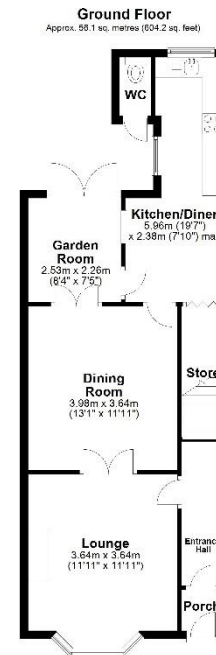
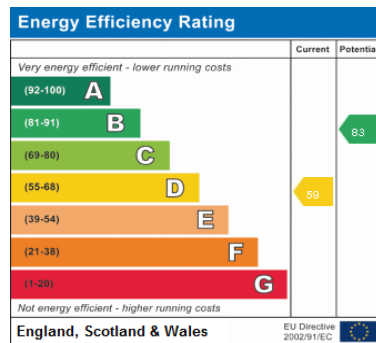
All main services are connected (not tested by Cheshire Lamont).

### Viewings

Strictly by appointment only via Cheshire Lamont.

### Directions

Proceed from Nantwich along London Road and the property is located on the right hand side.



Floorplan is for illustrative purposes only  
Plan produced using PlanItUp

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CH01 Ravensworth 01670 713330