



26 Park View, Nantwich CW5 6EP

**CHESHIRE
LAMONT**

A charming bay fronted and forecourted end of row period cottage overlooking Barony Park nearby to Nantwich town centre providing two first floor double bedrooms, two reception rooms, kitchen, utility room, bathroom and cellar with a walled courtyard and separate established lawned South facing garden to rear. NO CHAIN. Viewing highly recommended.

- A charming end of row bay fronted period cottage
- With attractive established South facing lawned garden to rear
- Enhanced and improved throughout to a high standard
- Two first floor double bedrooms
- Two reception rooms and cellar
- Kitchen, utility room and bathroom with separate shower
- In a fine position nearby to the town centre overlooking Barony Park
- Newly fitted carpets
- Walled courtyard covered patio area
- NO CHAIN for early completion

Agents Remarks

This attractive bay fronted cottage stands in a wonderful and sought after position overlooking Barony Park and has been recently improved throughout. The cottage offers attractively appointed accommodation with a range of appealing features, offered with no chain for early completion. 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 handsome wrought iron gate within wrought iron railings leads through an attractive forecourt garden area with a paved path leading to a high pitched covered porch and a quarry tiled step ascends to a panel door allowing access to:

Entrance Hall

With mat recess, radiator, coved ceiling, staircase ascending to first floor and a panel door leads to:

Lounge 9' 9" x 10' 1" (2.96m x 3.07m)

With a uPVC double glazed bay window to front elevation providing lovely aspects over Barony Park, radiator and chimney breast with recessed hearth.

From the Entrance Hall a panel door leads to:

Living/Dining Room 10' 2" x 13' 4" (3.11m x 4.06m)

With uPVC double glazed doors to walled courtyard garden, radiator, panel door to under stairs cupboard with steps descending to cellar and a panel door and steps descend to:

Kitchen 13' 3" x 5' 9" (4.04m x 1.75m)

Comprehensively equipped with a superb range of base units, attractive working surfaces, built-in electric oven, four ring hob with filter canopy over, single drainer one and a half bowl sink unit with mixer tap, wall mounted gas fired central heating boiler, radiator, uPVC double glazed window to courtyard, uPVC double glazed door to courtyard, tiled flooring, recessed ceiling lighting and a doorway leads to:

Utility Area 8' 8" x 5' 3" (2.63m x 1.61m)

With range of base units, attractive working surfaces, plumbing for washing machine, uPVC double glazed window to rear elevation, tiled flooring, radiator and a panel door leads to:

Bathroom 6' 6" x 7' 2" (1.98m x 2.18m)

With a tiled panel bath incorporating central taps, WC, pedestal wash basin, corner fitted shower cubicle, tiled walls, radiator, tiled flooring and uPVC double glazed window.

Bedroom One 13' 1" max x 13' 4" (4.00m max x 4.06m)

With a uPVC double glazed window to rear elevation affording fine South facing aspects, iver stairs recess and radiator.

Bedroom Two 9' 9" x 13' 4" (2.96m x 4.06m)

With a uPVC double glazed window to front elevation providing lovely aspects over the park and radiator.



Externally

The property benefits from a walled courtyard garden with a gate allowing access over a shared side entrance and a further gate allows access to private gardens. The rear gardens are delightfully established affording lovely South facing aspects, sheltered and screened by high fencing and mature trees to the rear incorporating a lawned garden area.

Cellar 12' 1" max x 13' 4" (3.69m max x 4.06m)

A most useful room with radiator, window to front, light and power.

Tenure

Freehold.

Services

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

Viewings

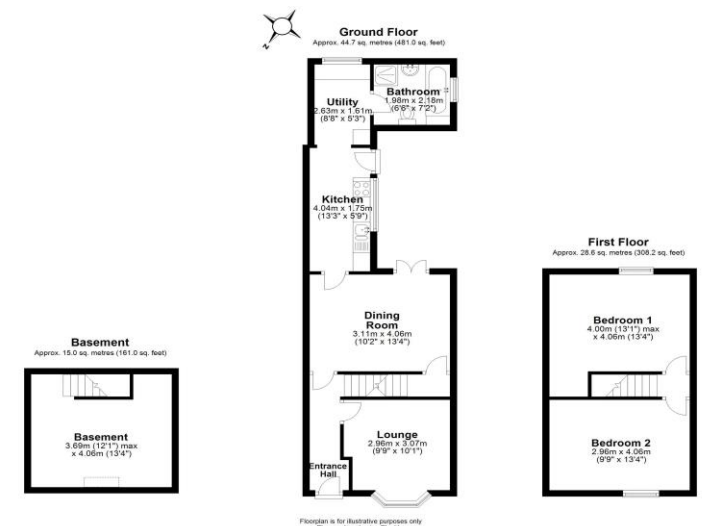
Strictly by appointment only via Cheshire Lamont.

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.



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



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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