

CHESHIRE LAMONT

5 Hillfield Place, Nantwich CW5 7BY

A charming and delightfully situated mid row period cottage within a fine location nearby to the town centre providing attractively appointed accommodation of great appeal with courtyard patio and garden area to the rear. Hallway, open plan lounge and dining area, fully appointed breakfast kitchen, large main bedroom with shower, further bedroom and bathroom. NO CHAIN.

- A charming and well presented mid row period cottage
- Situated in a highly sought after location
- Nearby to the historic town centre of Nantwich
- Enclosed private courtyard garden and further lawned garden area
- Including Studio/office insulated Chalet with double-glazed windows and power for multi-purpose use and external and WC
- Entrance hallway, open plan lounge and dining area
- Fully appointed breakfast kitchen
- First floor bedroom with shower, additional bedroom and bathroom
- NO CHAIN



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 and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details
The property stands upon a pleasant row of period terrace housing with stone steps and blue brick path lead to the front of the property, screened by neat hedging and a uPVC double glazed door allows access to:

Entrance Vestibule
With coved ceiling, sectional glazed window to Lounge and an exposed pine period door leads to:

Lounge and Open Plan Dining Area 23' 4" x 13' 8" narrowing to 10'2 dining area (7.12m x 4.16m)
A delightful reception room with a uPVC double glazed sash window to front elevation, column radiator, fireplace with tiled hearth, fitted





low level cupboards, period pine panel door to staircase ascending to first floor, period pine panel door to under stairs cupboard, partial panelled walls, coved ceiling, high quality oak plank flooring throughout, further column radiator and a period pine door leads to:

Breakfast Kitchen 14' 0'' x 7' 8'' (4.27m x 2.33m)
With a superb range of base and wall mounted units comprising cupboards and drawers, attractive working surfaces, single drainer one and a half bowl sink unit with mixer tap, integrated slimline washing machine, built-in electric oven with four ring hob, plumbing for washing machine, column radiator, rooflight, uPVC double glazed window overlooking garden, uPVC double glazed double doors to rear patio garden, recessed ceiling lighting and high quality engineered Oak plank flooring.

First Floor Landing
With access to loft, coved ceiling, fitted over-stairs cupboard incorporating wall mounted Baxi gas fired central heating boiler and a period pine panel door leads to:

Bedroom One 17' 2'' x 11' 11'' (5.22m x 3.64m)
A superb, spacious bedroom with two uPVC double glazed windows to front elevation, coved ceiling, column radiator and recessed enclosed shower cubicle.

Bedroom Two 10' 10'' x 7' 3'' (3.30m x 2.21m)
With a uPVC double glazed window overlooking attractive aspects to the rear, column radiator and coved ceiling.

Bathroom 8' 0'' x 7' 9'' (2.45m x 2.36m)
With a claw and ball roll top bath incorporating shower taps, WC, pedestal wash basin, chrome towel radiator, fully tiled walls, uPVC double glazed window and high quality Oak effect plank flooring.

Externally
The property benefits from on-street parking to the front and a shared approach provides access to the rear where there is a walled and paved courtyard patio garden with low walling incorporating a pedestrian gate and leads to a further attractive rear garden area with a detached timber garden chalet, lawned area and attractive aspects.

Tenure
Freehold.

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

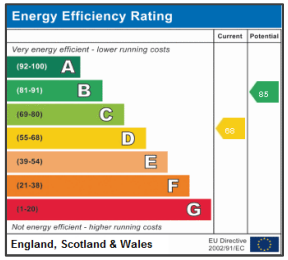






Viewings
Strictly by appointment only via Cheshire Lamont Limited.

Directions
Proceed out of Nantwich along Wellington Road and over the railway crossing. Turn second left into Hillfield Place and the property is located on the left hand side.













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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