



5 Heron Way, Edleston, Nantwich CW5 5GS

CHESHIRE
LAMONT

A well presented and appointed modern three bedroom three storey semi-detached townhouse standing within a highly regarded residential development nearby to the town centre and the River Weaver benefiting from a driveway providing parking facilities and an enclosed private low maintenance garden to the rear. Viewing highly recommended.

- A modern semi-detached three storey townhouse
- Presented and appointed throughout to a lovely standard
- Situated in a highly sought after residential development
- Nearby to the town centre and to the River Weaver
- Driveway providing parking facilities and an attractive rear garden
- Reception hall, cloakroom, study/snug and open plan family dining kitchen
- First floor lounge and master bedroom with built-in wardrobes and en-suite shower room
- Two second floor double bedrooms with built-in wardrobes and family bathroom
- Viewing highly recommended

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

The property benefits from a driveway which leads from the front to the side with a lawned garden within railing. A paved path leads to a high quality double glazed composite door allowing access to:



Reception Hall

A lovely entrance to the property with half height wall panelling, attractive aspects through to the rear garden, fitted double cupboard incorporating a wall mounted gas fired central heating boiler, attractive light oak effect flooring, radiator, returned staircase ascending to first floor and a panel door leads to:

Cloakroom

With WC, wash basin and radiator.

From the Reception Hall a panel door leads to:

Study/Snug 6' 1" x 9' 2" (1.85m x 2.79m)

With a uPVC double glazed window to front elevation, light oak effect flooring and radiator.

From the Reception Hall a panel door leads to:

Open Plan Family Dining Kitchen

Kitchen Area 6' 1" x 10' 6" (1.85m x 3.20m)

Delightfully appointed with a superb range of high quality white gloss-fronted base and wall mounted units, black quartz working surfaces, underslung one and a half bowl sink with mixer tap, integrated electric oven, four ring gas hob with filter canopy over, integrated dishwasher, plumbing for washing machine, integrated fridge and freezer, under stairs cupboard, light oak effect flooring and open access to:

Dining/Living Area 8' 6" x 12' 9" (2.59m x 3.88m)

With a uPVC double glazed box bay window incorporating uPVC double glazed doors overlooking landscaped rear garden, light oak effect flooring and radiator.

First Floor Landing

With a staircase to second floor, radiator and a panel door leads to:

Lounge 12' 11" x 11' 8" (3.93m x 3.55m)

With two uPVC double glazed windows to rear elevation and radiator.

From the Landing a panel door leads to:

Master Bedroom 12' 11" x 10' 0" (3.93m x 3.05m)

With two uPVC double glazed windows to front elevation, radiator, built-in double wardrobe incorporating railing and shelving and a panel door leads to:

En-Suite Shower Room

With a shower cubicle, WC, pedestal wash basin, uPVC double glazed window, radiator, shaver point and extractor fan.



Second Floor Landing

With a panel door to airing cupboard and a panel door leads to:

Bedroom Two 12' 11" x 10' 0" (3.93m x 3.05m)

With two uPVC double glazed windows to rear elevation, radiator, access to loft space and two built-in double wardrobes incorporating railing and shelving.

Bathroom 6' 1" x 6' 8" (1.85m x 2.03m)

With a panelled bath, pedestal wash basin, WC, radiator, uPVC double glazed window and extractor fan.

Bedroom Three 12' 11" x 10' 3" (3.93m x 3.12m)

With two uPVC double glazed windows to front elevation, radiator and two built-in double wardrobes incorporating railing and shelving.

Externally

The landscaped rear garden benefits from an extensive Indian stone paved patio with a sleeper step descending to an artificial lawned garden area incorporating sleeper retained flower beds, all bordered by neat wooden panel fencing.

Tenure

Freehold with an annual management fee. Ask the Agent for further details.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed along Welsh Row and turn first left onto Queens Drive. Continue along Queens Drive and turn left onto Heron Way where the property is situated on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
A		94
B	84	
C		
D		
E		
F		
G		
Least energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Note: Floor Plans are for identification purposes only and Not to Scale

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.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441