



2 Townwell Court, Nantwich CW5 5EL





Standing in a fine historic position within the corner of a tranquil, select cobbled courtyard off the highly regarded Welsh Row nearby to the town centre, a spacious four/five bedroom three storey end of row townhouse providing versatile accommodation to 1464 sqft with integral double garage and attractive walled and lawned gardens. NO CHAIN. Viewing highly recommended.

- An impressive and spacious three storey townhouse of Architect design
- Standing within a one off courtyard development off historic Welsh Row
- In a delightful tranquil position with lovely aspects and cobbled archway approach
- Private walled lawned rear gardens with established trees
- Versatile and well presented accommodation to 1464 sqft arrayed over three floors
- Large private cobbled drive, integral double garage, ground utility kitchen and bedroom
- First floor landing, lounge with full height glazing, kitchen, dining room and cloakroom
- Second floor landing, bedroom one with en-suite and arch to further bedroom
- Two further double bedrooms and family bathroom
- NO CHAIN for early completion

Agents Remarks

This superb modern townhouse is just one of four select properties standing at the end of a small quiet former coaching yard to Townwell House, a magnificent Grade I listed house upon Welsh Row. The courtyard development is of Architect design and entirely one of a kind! The property is 300 yards from the centre of Nantwich and offers one of the most private positions available. 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

The property stands in a select tranquil courtyard off historic Welsh Row to the rear of Grade I listed Townwell House and benefits from a corner position. A raised step leads to a handsome covered porch surround with a uPVC double glazed composite door allowing access to:

Entrance Hall

With harlequin tiled flooring, radiator, staircase ascending to first floor, under stairs storage cupboard, door to boiler room with a wall mounted gas fired central heating boiler, door to cloaks cupboard with railing and shelving and a further door leads to:

Laundry/Garden Kitchen 7' 0" x 9' 0" (2.14m x 2.74m)

With wall mounted cupboards, base units, butchers block working surface, Belfast sink with mixer tap, plumbing for washing machine, slate tiled flooring, radiator, uPVC double glazed window overlooking rear garden and a uPVC double glazed door.

From the Entrance Hall a door leads to:

Bedroom Five 10' 2" x 10' 11" (3.11m x 3.34m)

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

From the Entrance Hall a door leads to:

Oversized Garage 17' 5" x 13' 5" (5.32m x 4.09m)

With up and over door, light and power.

First Floor Landing

With a door to:

Kitchen 10' 3" x 8' 11" (3.12m x 2.73m)

With a range of base and wall mounted units, Belfast sink with mixer tap, display shelving, electric cooker point, filter canopy, part tiled walls, oak effect flooring, hatch to Dining Room, radiator and uPVC double glazed window overlooking rear garden.

From the Landing a door leads to:

Cloakroom

With WC, pedestal wash basin, towel radiator, tiled flooring and a uPVC double glazed window to front elevation.



From the Landing a door leads to:

Inner Landing

With staircase ascending to second floor and a door leads to:

Lounge 13' 10" max x 13' 5" (4.22m max x 4.09m)

Beautifully appointed with full height uPVC double glazed windows to front elevation incorporating fitted blinds with lovely aspects to St Mary's Church, radiator and coved ceiling.

From the Landing a door leads to:

Dining Room 10' 2" x 10' 11" (3.11m x 3.34m)

With a uPVC double glazed window to rear elevation providing lovely aspects over the rear garden and Estate walling, radiator and hatch to Kitchen.

Second Floor Landing

With access to loft, door to airing cupboard with shelving and a door leads to:

Bedroom Two 10' 3" x 10' 11" (3.13m x 3.34m)

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

From the Landing a door leads to:

Bedroom Three 10' 3" max x 9' 0" (3.13m max x 2.74m)

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

From the Landing a door leads to:

Bedroom One 8' 11" x 12' 8" (2.73m x 3.87m)

With two uPVC double glazed windows overlooking front courtyard and superb views to the town centre, radiator and a door leads to:

En-Suite Shower Room

With a corner fitted shower cubicle, WC, pedestal wash basin, tiled walls, tiled flooring and a uPVC double glazed window.

From Bedroom One an archway leads to:

Bedroom Four 11' 2" x 7' 3" (3.41m x 2.22m)

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

From the Landing a door leads to:

Bathroom

With a tiled panelled bath, pedestal wash basin, WC and fully tiled walls.



Externally

An attractive garden stands to the rear and is contained within Estate walling and benefits from a lawned garden area, flower beds, borders, established trees and a gate to the side allows access to the front. Driveway and integral garage.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

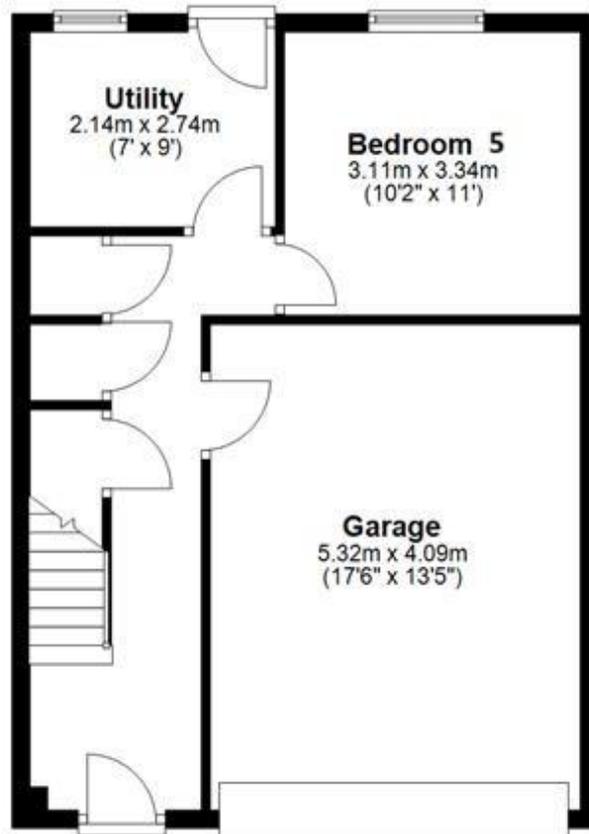
Proceed along Welsh Row past the renowned Cheshire Cat and turn right through the archway by the imposing and historic Townwell House.



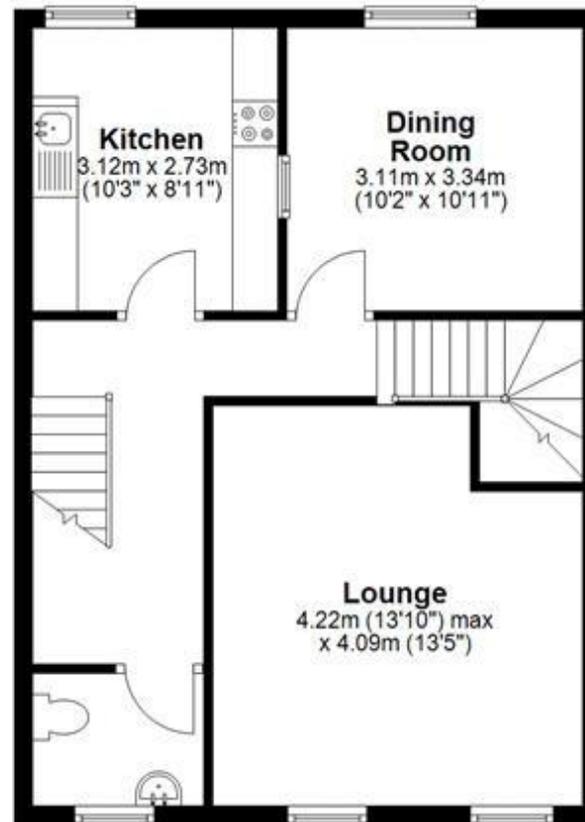
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



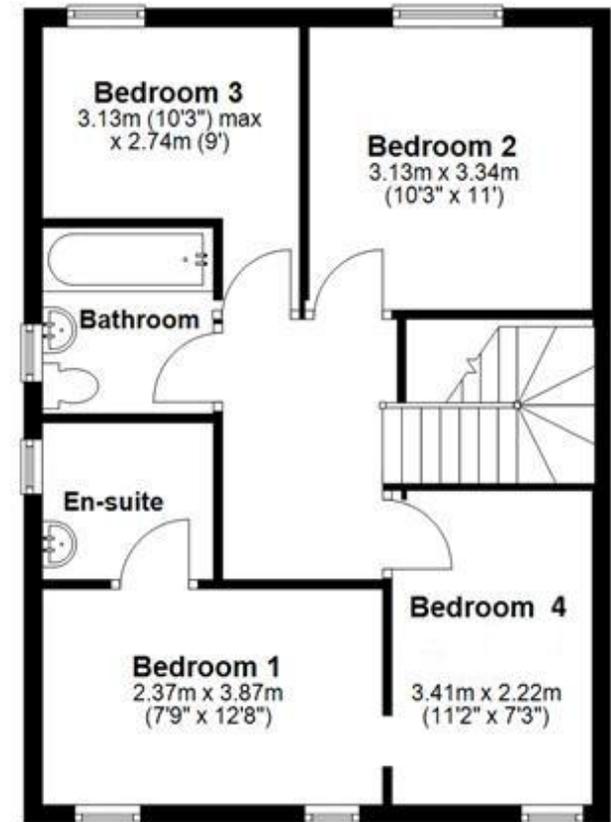
Ground Floor



First Floor



Second Floor





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