



11 Brown Avenue, Nantwich CW5 7DH

CHESHIRE  
LAMONT

A most spacious and well presented detached bungalow in pleasant surroundings and nearby to Nantwich town centre affording well appointed three bedroom accommodation within attractive gardens. Reception hall, lounge, dining kitchen, three bedrooms and bathroom. Driveway and attached single garage. Available for early completion with NO CHAIN. Viewing highly recommended.

#### Agents Remarks

This spacious bungalow affords well appointed three bedroom accommodation and benefits from an extension to the kitchen which provides a dining area and attractive aspects over the rear gardens. The property is situated in a highly regarded area ideally located for excellent primary schools and the highly regarded Brine Leas Academy secondary school. Nantwich town centre is within walking distance and there is also a very handy daily local bus service into the town centre.

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, Crewe mainline Railway Station and the forthcoming HS2 northern hub. 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, the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

#### Property Details

A paved path leads from Brown Avenue through gravelled front gardens with a driveway providing parking facilities which leads to an attached single garage. A paved path leads to a raised paved step which leads to a uPVC double glazed door with full height uPVC double glazed windows to either side leading to:



### Reception Porch

With radiator, coved ceiling, picture rail and a panel door leads to:

### Built in Cloaks Cupboard

With shelving and coat hooks.

From the Reception Porch a door leads to:

### Lounge 16' 11" x 11' 11" (5.16m x 3.62m)

With living flame gas fire inset within an attractive surround with raised marble hearth and insert, three wall light points, double radiator, coved ceiling, uPVC double glazed window to front elevation incorporating fitted blind and a panel door leads to:

### Hall

With central heating thermostat, picture rail, recessed ceiling lighting, access to loft and a sectional glazed panel door leads to:

### Dining Kitchen 18' 10" x 8' 11" (5.75m x 2.72m)

Comprehensively equipped with a range of base and wall mounted units, working surfaces, four ring gas hob with built in oven beneath, single drainer sink unit with mixer tap, wall mounted Worcester combination gas fired central heating boiler, grey Oak plank effect flooring, part tiled walls, recessed ceiling lighting and radiator. The dining area benefits from uPVC double glazed double doors to rear garden and decked terrace and uPVC double glazed windows to side elevation.

### Master Bedroom 14' 0" x 10' 6" (4.26m x 3.19m)

With uPVC double glazed window overlooking rear garden, radiator, mirror fronted fitted wardrobes incorporating railing and shelving, coved ceiling and recessed ceiling lighting.

### Bedroom Two 11' 0" x 9' 10" (3.35m x 3.00m)

With radiator, uPVC double glazed window overlooking rear garden, coved ceiling and bamboo plank flooring.

### Bedroom Three 9' 2" x 8' 10" (2.80m x 2.68m)

With radiator, uPVC double glazed window to side elevation and coved ceiling.

### Bathroom

Furnished with a panelled bath incorporating electric shower over and fully tiled surround, pedestal wash hand basin, WC, grey Oak plank effect vinyl flooring, uPVC double glazed window to side elevation, radiator and recessed ceiling lighting.



## Gardens

Hard landscaped gardens extend to the front of the property and at the rear the house benefits from enclosed lawned gardens within fencing and Laurel hedging. There is a paved patio area, a raised railed decked terrace, a large established apple tree, flowerbeds and borders.

## Attached Single Garage

With up and over door, light and power.

## Tenure

Freehold.

## Services

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

## Viewings

Strictly by appointment only via Cheshire Lamont Limited.

## Directions

From our office in Nantwich proceed past Morrisons and turn left onto Wellington Road. Take the 3rd left turning onto Parkfield Drive, turn right onto Delamere Road, left onto Marlowe Drive and left onto Brown Avenue where the property can be located on the right 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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