



31 SOUTH CROFTS | NANTWICH | CHESHIRE | CW5 5SG | OIRO £325,000



Gloriously located within a sought after backwater in a beautiful part of the historic town & benefitting from a garage, parking for two vehicles & enjoying pretty gardens, this fine & charming Victorian town house boasts an excellent spacious living dining space, kitchen & further garden room beyond, two double bedrooms with loft room & a recently completed bathroom.

The inspiring characterful home features ample room to create your own personal sanctuary and there are sublime original features including plasterwork & pretty wooden cupboards. This property provides the perfect blend of charm and modern convenience. Imagine waking up to the serene surroundings of South Crofts, where you can enjoy ideal town facilities & excellent nearby transport links. With distinctive interiors buyers also have a wonderful opportunity to create a space that truly reflects your style & personality. Don't miss out on the chance to make this house in South Crofts your own and experience the best of town living.

UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout & continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into South crofts & the property will be observed on the right hand side., marked by our for sale board. The parking is accessed by turning first right off the roundabout & continuing around.

BY FOOT: Walk across the town square to the left of St Mary's Church & continue along Monks Lane. Bear right at the end into South Crofts & the property will be observed on the left hand side.

NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.

The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins.

Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

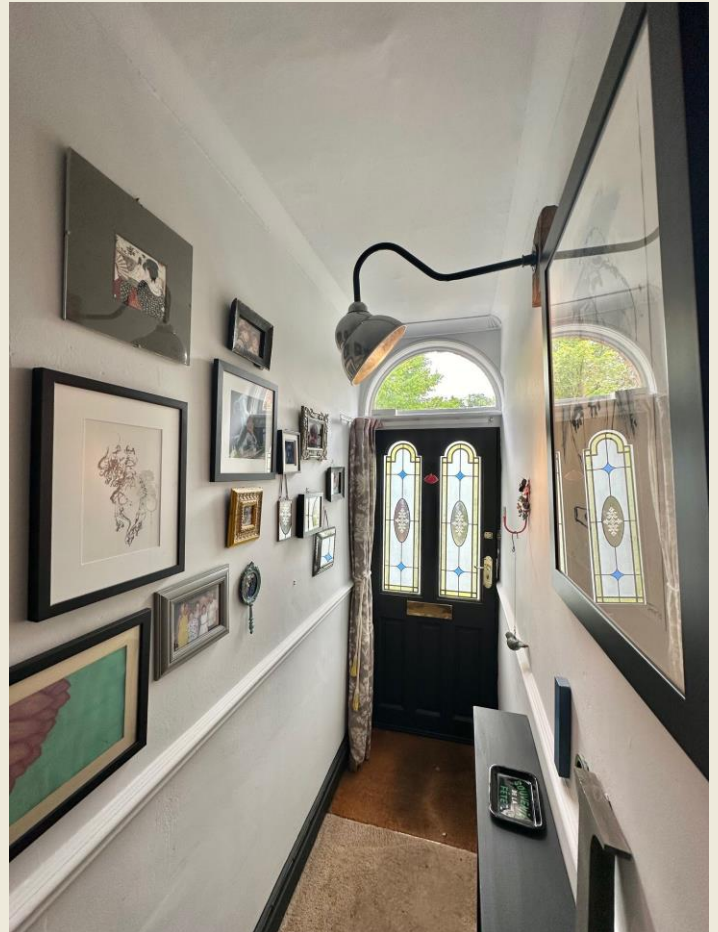




THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL (13'4 x 2'11)





OPEN PLAN LIVING DINING ROOM (23'7 x 11'10)

DINING ROOM

LIVING ROOM





KITCHEN (8'11 x 7'11)



GARDEN ROOM / STUDY (11'9 x 8'1)



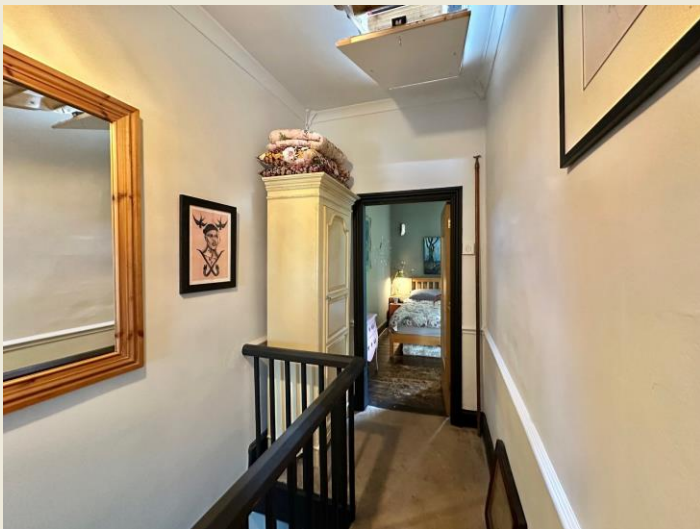
STORAGE / WC (5'10 x 3'6)





FIRST FLOOR LANDING (11'9 x 5'0)

BEDROOM TWO (11'11 x 10'7)



BEDROOM ONE (14'11 x 11'7)



LOFT ROOM (15'6 x 14'11)
Accessed via drop down loft ladders.

RENOVATED BATHROOM (9'0 x 8'0)



BEDROOM ONE





EXTERIOR

The delightful gardens offer the most wonderful space to relax & enjoy the charming surroundings. The front garden is richly stocked with a plethora of cottage style planting, gate & pathway to the front entrance door. The rear garden is an outstanding space with ample space for seating & dining again with attractive planting. Accessed via a timber gate to the rear & also access to the garden direct from both the garden room and dining area enabling buyers full enjoyment of the external space. **DETACHED DOUBLE GARAGE TO REAR** with two additional parking spaces.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. **NOTE:** No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.







31 SOUTHCROFTS, NANTWICH, CHESHIRE, CW5 5SG

Approximate Gross Internal Area: 112.0 m² ... 1206 ft² (Includes Loft Room, excludes eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.