



9 HOLLAND WALK | NANTWICH | CHESHIRE | CW5 5US | OIRO £239,950



An excellent & charming Georgian-style three-storey end terrace townhouse located on Holland Walk in the picturesque town of Nantwich.

The delightful property boasts three bedrooms & two bathrooms, making it an ideal home for a growing family or those who simply enjoy having extra space (ideal for home working etc).

The accommodation briefly comprises; Entrance Hall, Cloaks WC, Kitchen Diner, Utility. First Floor Landing, Living Room with super view over the green space to the front, Bedroom Two. Second Floor Landing, Master Bedroom One & Ensuite Shower Room, Bedroom Three, Family Bathroom.

UPVC D.G Throughout & Gas C.H.

Offering a sense of privacy and tranquillity, residents can enjoy all the amenities and attractions that Nantwich has to offer. From quaint cafes to local shops, everything you need is just a stone's throw away.

Two allocated parking spaces to the rear of the property also provide ideal convenience.

One of the standout features of this property is the lush green area to the front, offering a peaceful and scenic view. With its spacious layout, convenient location, and charming surroundings, this property has all the makings of a perfect place to settle down and create lasting memories.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE BOTH THE PROPERTY & LOCATION





DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights. At the junction with Welsh Row proceed ahead along Waterlode and turn left at the traffic lights into Fairfax Drive. Turn left into Ernley Close and continue towards Beatty Court. Bear left into the residents parking area where two allocated spaces are identified (numbers 209 & 2011). On foot proceed along the pathway to the front of the property.

NEARBY WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

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. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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

CLOAKS WC





KITCHEN DINING FAMILY ROOM





UTILITY ROOM

FIRST FLOOR LANDING





LIVING ROOM

BEDROOM TWO



FAMILY BATHROOM





SECOND FLOOR LANDING

MASTER BEDROOM ONE

ENSUITE SHOWER ROOM



BEDROOM THREE





EXTERIOR

The property boasts a garden frontage with low hedging and affords a great view over open green space. A pathway leads to the front entrance door. The rear garden is an excellent easy maintenance garden with faux lawn, decking & patio enclosed by timber fencing with gate to car park.

EPC RATING: C COUNCIL TAX BAND: D

SERVICES & CHARGES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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. GROUND RENT: £81.40 per year & SERVICE / MAINTENANCE CHARGES: £0 (reviewed July 2025).

TENURE

Leasehold with vacant possession upon completion. (Term: 999 years from 29.06.2005. 980 Years remaining – 28.06.3004). Managing agent: E&J Estates. Freehold owned by Jennings Holdings Ltd.

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.

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ALL MEASUREMENTS

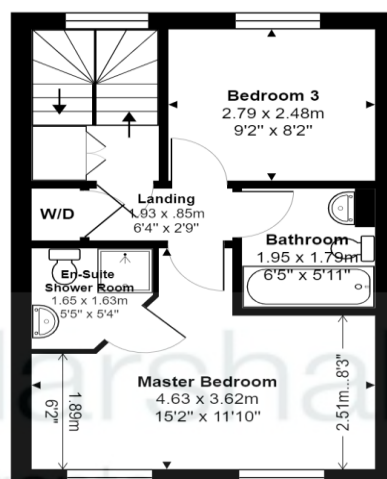
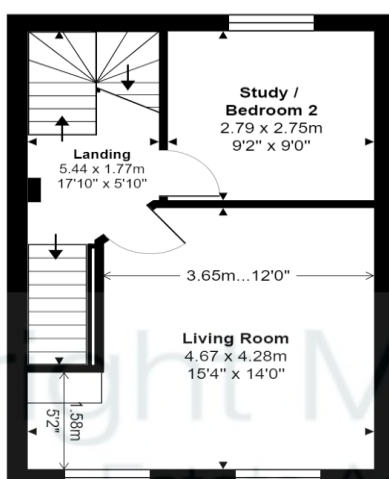
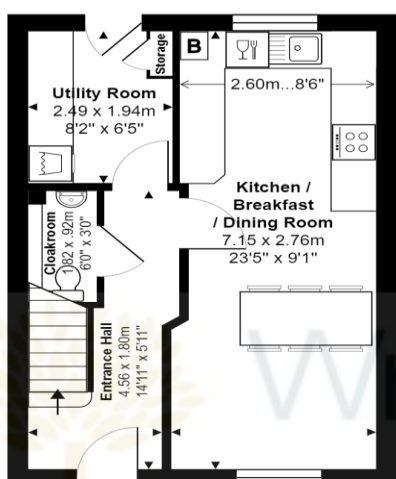
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MARKET APPRAISAL

"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.



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Approximate Gross Internal Area: 100.5 m² ... 1082 ft²

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.

