



34 WHITEWELL CLOSE | NANTWICH | CHESHIRE | CW5 6LY | OIRO £295,000





An excellent highly attractive Three Bedroom, Two Bathroom Semi Detached House standing on a desirable corner plot within an established town centre cul de sac.

Benefiting from well maintained & comfortable accommodation briefly comprising;  
Entrance Hall, spacious Living Dining Room, Kitchen, Cloaks WC.  
First Floor Landing, Master Bedroom One with dressing area & Ensuite Shower Room,  
Bedroom Two, Bedroom Three, Bathroom.

There is an abundance of natural light throughout the delightfully well appointed pleasant interiors.

Charming cottage style rear garden of a good size with lawn, patio, timber shed & richly planted well stocked borders.

Integral single garage & driveway to the front with lawned frontage featuring specimen planting.  
Double glazing & gas central heating.

**NO CHAIN**

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

From the agents office continue along Hospital Street & continue ahead at the mini roundabout. At the 'Churches Mansion' roundabout take the first exit & at the next roundabout take the third exit onto Crewe Road. Proceed a little & turn left into Whitewell close where the property will be located on the corner ahead.

#### 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



#### LIVING DINING ROOM







FITTED KITCHEN

CLOAKS WC







FIRST FLOOR LANDING

FAMILY BATHROOM

BEDROOM TWO

BEDROOM THREE







MASTER BEDROOM ONE

ENSUITE SHOWER ROOM

DRESSING AREA



### EXTERIOR

Standing in a wonderful & highly convenient location within walking distance of the town centre yet enjoying a discreet position within an established small modern cul de sac development. The external space certainly does not disappoint with an easy to maintain garden frontage, Tarmacadam driveway & integral single garage. The fabulous good size lawned rear garden features a patio and cottage style planting.

EPC RATING: C

COUNCIL TAX BAND: D







#### 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](mailto: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

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.

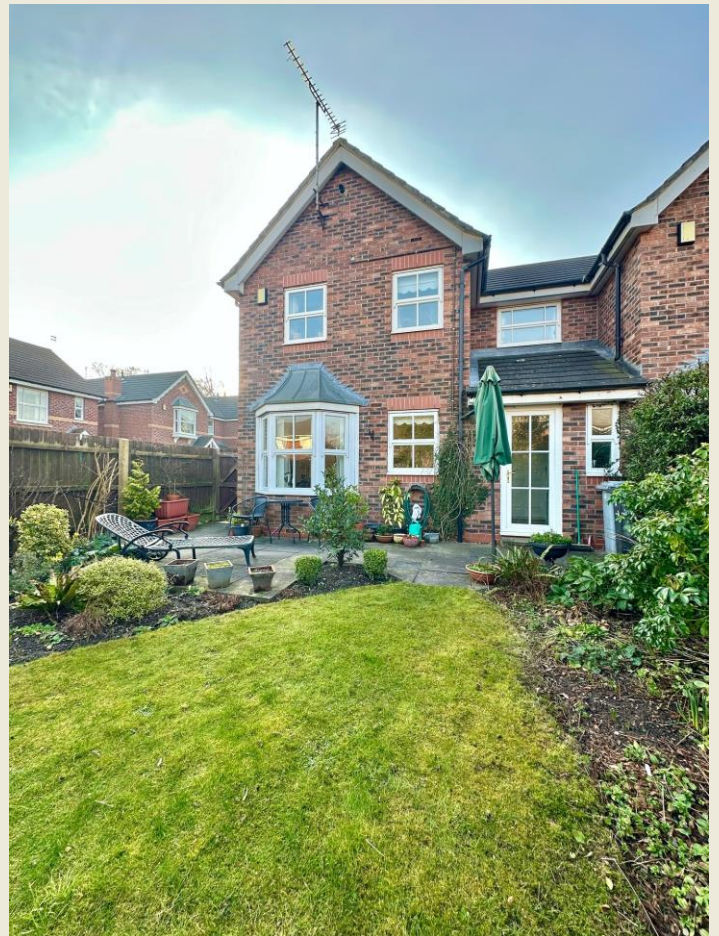
#### FINANCIAL ADVICE

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

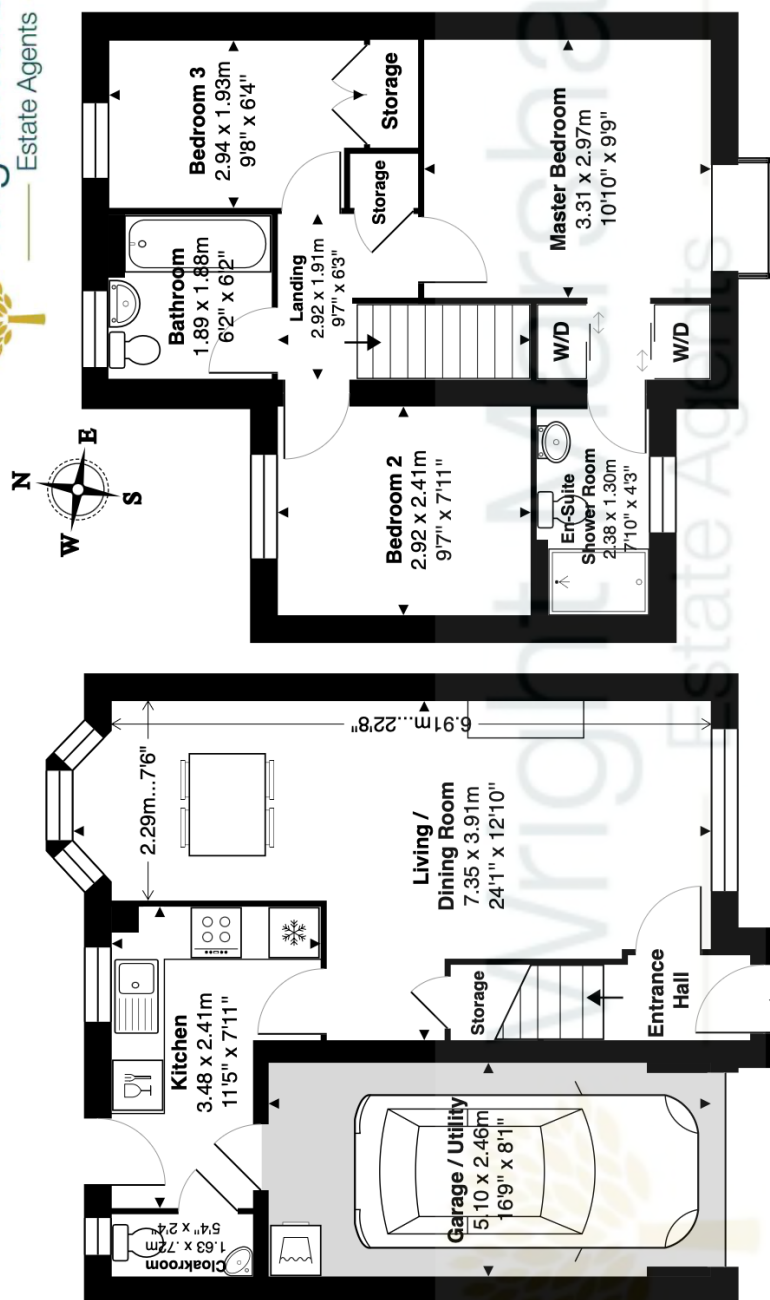
**\*\*** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so 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: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup> Includes Garage

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.  
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