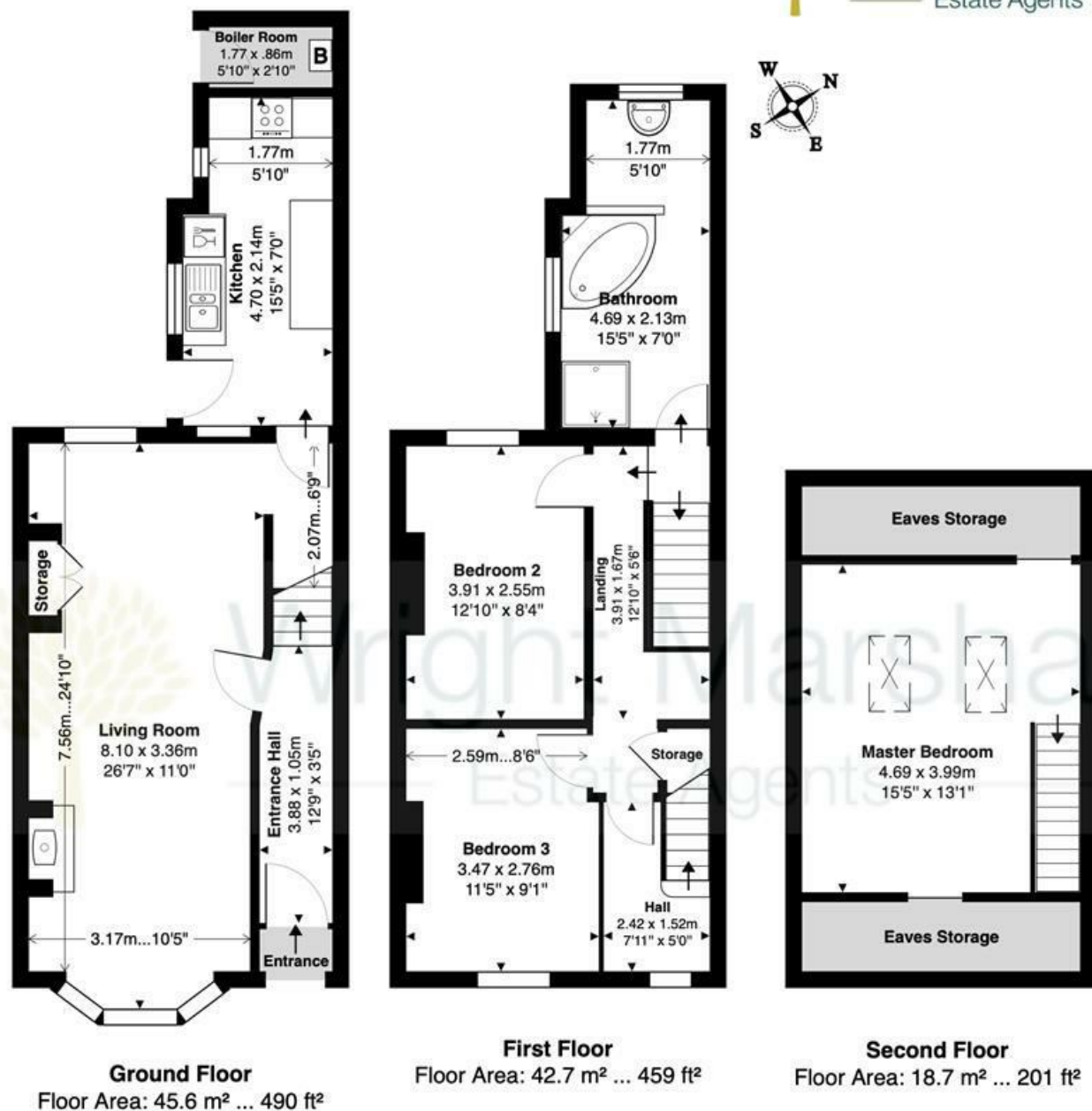




36 SHREWBRIDGE ROAD, NANTWICH, CHESHIRE, CW5 5TG

Approximate Gross Internal Area: 106.9 m² ... 1151 ft² (excluding 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 2025. Copyright.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

NO CHAIN
Situating on one of the towns most sought after roads this delightful three bedroom three storey end terraced house presents an excellent opportunity for buyers. The interior boasts a welcoming atmosphere with character features throughout including beautiful original tiles & plasterwork. Nantwich is renowned for its rich history and vibrant local culture, providing a variety of amenities, including shops, restaurants, lake and recreational facilities just a stroll away. The area is well-connected, making it easy to access nearby towns and cities, while also offering a peaceful retreat from the hustle and bustle of urban life. Boasting manageable gardens, parking & single garage to the rear the property requires prompt viewing.

DESCRIPTION

NO CHAIN
Situating on one of the towns most sought after roads this delightful three bedroom three storey end terraced house presents an excellent opportunity for buyers. The interior boasts a welcoming atmosphere with character features throughout including beautiful original tiles & plasterwork. The accommodation briefly comprises; Open Porch, Entrance Hall, Living Dining Room with fabulous bay window & wood floor, Kitchen. First Floor Landing, Bedroom Two, Bedroom Three, Spacious Bathroom with separate shower. Second Floor:- Bedroom One. The space & light throughout the property is outstanding and combined with the charm offers a very delightful town centre residence.

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DIRECTIONS

ON FOOT: From the agents office on High Street turn left into Mill Street & proceed over the traffic lights across Waterlode. Turn left and take the right turn into Shrewbridge Road where the property will be observed on the right hand side.
BY CAR: From the agents office on High Street continue along Hospital Street to the mini roundabout. Turn right passing Morrisons and continue ahead at the roundabout into Waterlode. Turn left into Shrewbridge Road where the property will be observed on the right hand side.

NANTWICH

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;

OPEN ENTRANCE PORCH

ENTRANCE HALL

12'9 x 3'5 (3.89m x 1.04m)

LIVING DINING ROOM

26'7 x 11'10 (8.10m x 3.61m)

KITCHEN

15'5 x 7'0 (4.70m x 2.13m)

FIRST FLOOR LANDING

BEDROOM TWO

12'10 x 8'4 (3.91m x 2.54m)

BEDROOM THREE

11'5 x 9'1 (3.48m x 2.77m)

BATHROOM

15'5 x 7'0 (4.70m x 2.13m)

SECOND FLOOR:-

BEDROOM ONE

15'5 x 13'1 (4.70m x 3.99m)

EXTERIOR

There is a pretty garden frontage with low Box plants & climbing shrub. The rear garden is a fantastic spot to relax & unwind being also incredibly easy to maintain. There is a generous paved patio & lower lawned area with planting. Rear gate to garage & parking area to the rear of the property. External Boiler Room 5'10 x 2'10

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, electricity, drainage and water services are connected (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

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.

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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 , 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; , 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.