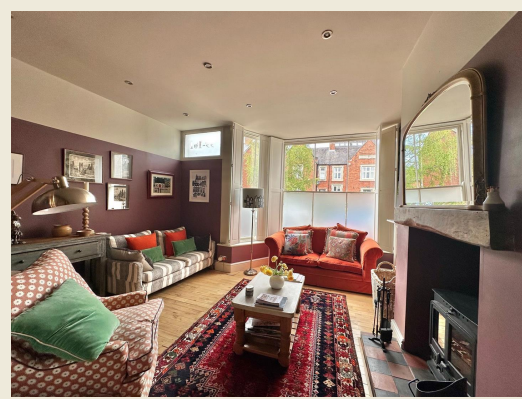




99-101 WELSH ROW | NANTWICH | CHESHIRE | CW5 5ET | OIRO £599,000



An extremely impressive & captivating three / four bedroom, two bathroom Grade II Listed semi detached residence located on historic Welsh Row in the delightful town of Nantwich having been sympathetically fully renovated by the present owners. Great care & attention has been shown whilst the curated style exudes sophisticated elegance throughout. Boasting a serene garden to the rear & parking, the excellent town residence being situated in the heart of Nantwich with superb amenities, facilities & transport links close to hand. This beautiful charismatic home boasts a wealth of character features that are sure to enchant you. As you step inside, you are greeted by spacious reception rooms that offer ample space for entertaining or relaxing with your loved ones. The well-proportioned bedrooms offer a peaceful retreat particularly the outstanding master bedroom suite with dressing area & roll top bath, while the main family bathroom is thoughtfully designed to cater to your daily needs. The layout of the fantastic home with its split level accommodation ensures a seamless flow between living spaces, making it perfect for modern living. One of the standout features of this property is the glorious rear garden with its raised lawn, borders and gravelled seating area together with the Wisteria clad rear elevation which is certainly extremely pretty. Boasting parking provision to the rear and a large shed this added convenience makes living on historic Welsh row a simple pleasure. Welsh Row is known for its picturesque surroundings and vibrant community, providing residents with a delightful mix of local shops, eateries, and recreational facilities. The property is well-positioned to take advantage of the rich history and culture that Nantwich has to offer, making it an ideal choice for those looking to immerse themselves in this charming market town. In summary, this three-bedroom house on Welsh Row presents an excellent opportunity for anyone seeking a comfortable and spacious home in a particularly sought-after location. With its generous living space, convenient parking, and proximity to local amenities, this property is sure to appeal to a wide range of buyers.

This property certainly offers a unique blend of history & modern comfort.

Rarely does a home of such quality come to market, particularly in such well maintained condition.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights. At the 3rd set of traffic lights turn left into prestigious Welsh Row, over the bridge. Continue beyond the turn for Queens Drive & further along the property will be observed on the left hand side.

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. 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 1 hr 30mins.

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

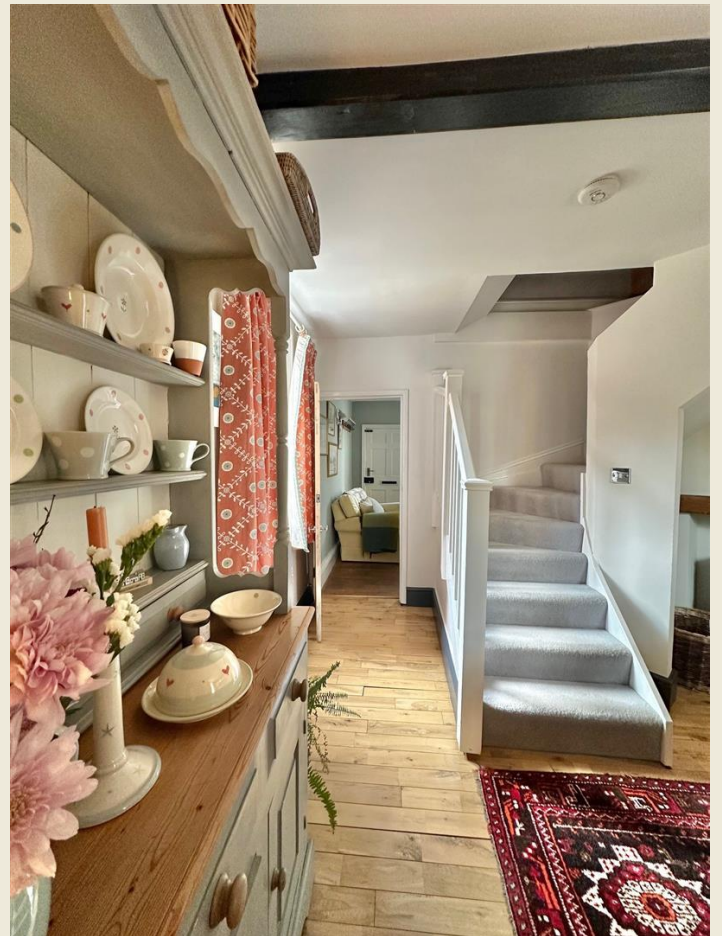




THE ACCOMMODATION:-

With approximate dimensions, comprises;

SITTING ROOM





DINING ROOM





SPACIOUS BREAKFAST KITCHEN WITH ISLAND





REAR HALL / BOOT ROOM

LIVING /FAMILY ROOM



UTILITY ROOM



FIRST FLOOR LANDING



FAMILY SHOWER ROOM

BEDROOM TWO





SPLIT LEVEL MASTER BEDROOM SUITE:-

DRESSING ROOM WITH ROLL TOP BATH

SEPARATE WC





BEDROOM ONE





BEDROOM THREE

EXTERIOR

Standing in a wonderful location on Welsh Row there is very pleasant external space for buyers to enjoy. Approached via a driveway to the side (providing access to two properties only), there is parking located directly to the rear of the property with a timber gate opening into the charming garden.

There is a magnificent established Wisteria climbing up the incredibly pretty rear elevation whilst a Grape vine is intertwined over the timber pergola. The garden is utterly enchanting with a gravel seating & dining area, steps rising to the manageable lawn with mature borders including shrubs & flowers. Additional raised planters provide ample growing opportunities.

Enjoying not being directly overlooked from the rear, the exterior is a sublime & tranquil setting in the heart of town.

EPC RATING: EXEMPT

COUNCIL TAX BAND: D

SERVICES

All mains gas, water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). **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.

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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.

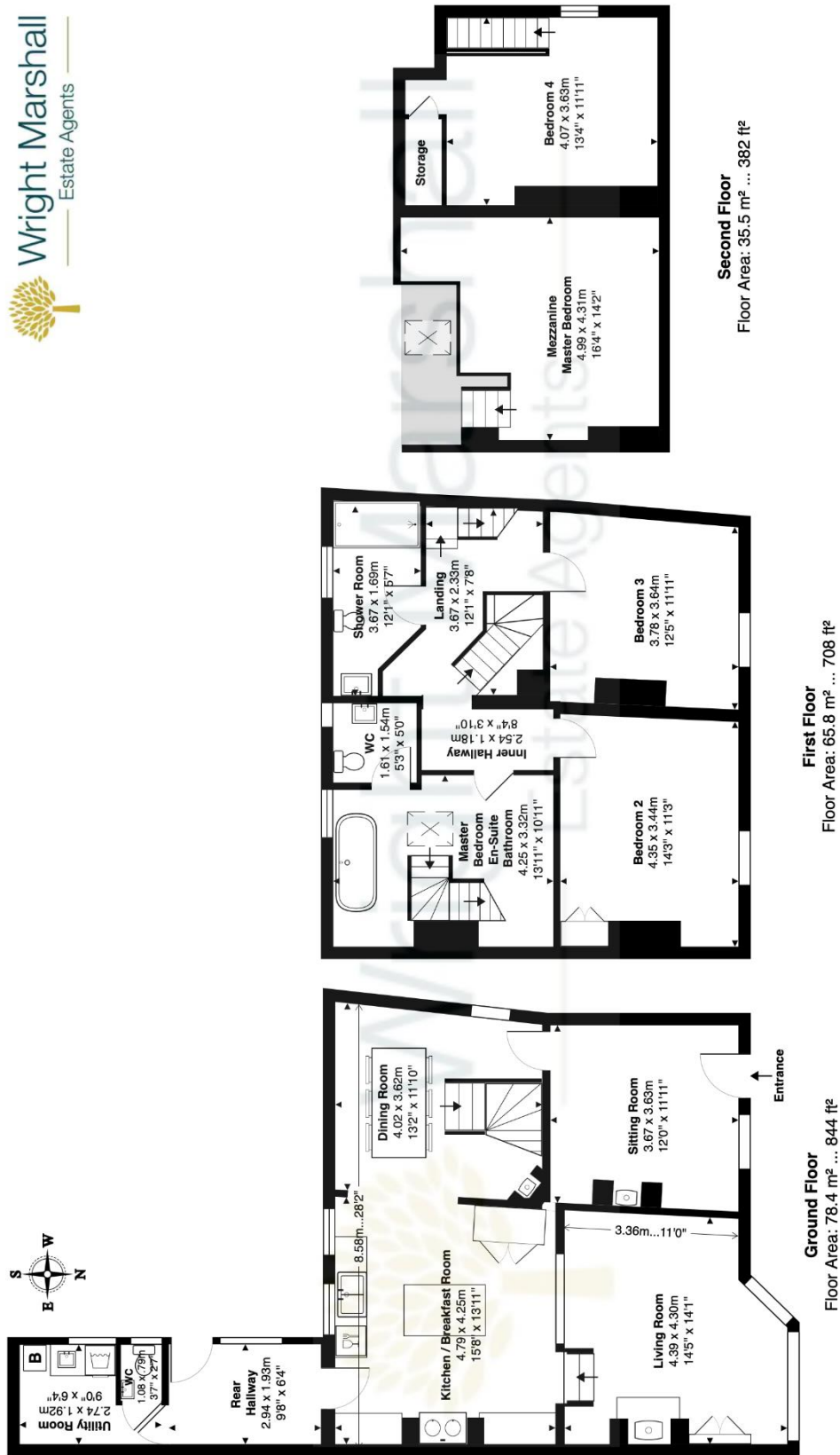
FINANCIAL ADVICE

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, 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.





99-101 WELSH ROW, NANTWICH, CHESHIRE, CW5 5ET

Approximate Gross Internal Area: 179.7 m² ... 1934 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.
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