



84 LONDON ROAD NANTWICH | CHESHIRE | CW5 6LT | OIRO £425,000





An extremely impressive & captivating Victorian residence located in historic Nantwich retaining exemplary features & boasting an unusually generous garden and excellent off road parking provision. Boasting a wonderful & surprisingly serene landscaped rear garden the outstanding period property certainly offers a perfect position combined with captivating charm and character.

Situated in the charming town this beautifully enhanced three bedroom semi detached period house offers a delightful blend of character features and modern living combined with an abundance of natural light throughout. The accommodation briefly comprises; Entrance Hall, Living Room with beautiful bay window fitted with shutters and double opening stained glass doors, Dining / Sitting Room, Breakfast Kitchen. First Floor Landing, Bedroom One, Bedroom Two, Inner Landing, Bedroom Three, Family Bathroom. A gated entrance opens to an unusually large & private lawned rear garden with outstanding parking provision. Perfect for outdoor activities and entertaining the garden is complemented by a garden cabin (perfect home office) and a large shed/workshop, providing ample storage and additional space for hobbies or relaxation. Inside, the home exudes immense charm, showcasing its period character while offering the comforts of contemporary living. Each room is thoughtfully designed to create a warm and inviting atmosphere, making it a perfect retreat after a long day. With its prime location in Nantwich, you will enjoy the benefits of local amenities, schools, and the picturesque surroundings that this historic town has to offer.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street continuing ahead at the mini roundabout. At the Churches Mansion roundabout, take the last exit onto London Road. The property will be observed on the right hand side.

#### NANTWICH TOWN

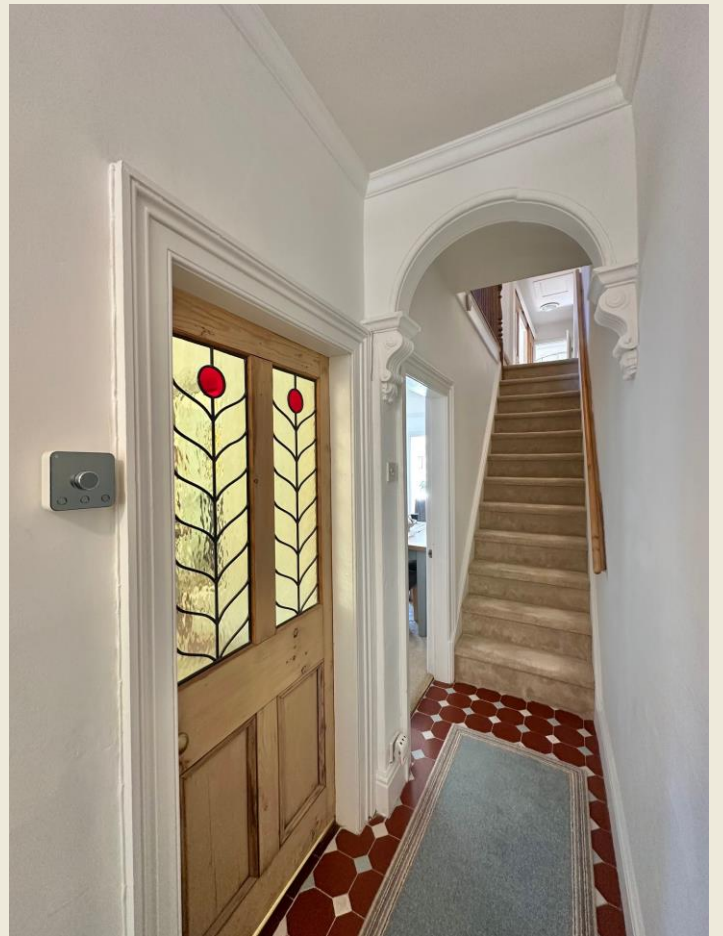
Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.

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

LIVING ROOM







DINING / SITTING ROOM







BREAKFAST KITCHEN







FIRST FLOOR LANDING







BEDROOM ONE







BEDROOM TWO



INNER LANDING

BEDROOM THREE







FAMILY BATHROOM



#### EXTERIOR

Standing in a wonderful & highly convenient location within the town centre yet enjoying a fabulous spacious rear garden which in itself is a superb haven benefitting wonderful privacy.

Gravelled frontage with stylish black railings to the front.

Painted timber gate to the side of the property opens to the outstanding rear garden, parking, garden cabin/home office & large workshop/store.

The rear garden is magnificent being predominantly lawned with mature well established trees including a stunning Oak tree to the very rear of the garden. There is certainly plenty of space which is extremely unusual for the town centre location & is sure to impress.

EPC RATING:

COUNCIL TAX BAND: C







DETACHED GARDEN CABIN / HOME OFFICE







#### 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.













## 84 LONDON ROAD, NANTWICH, CHESHIRE, CW5 6LT

All building parts approximate gross internal Area: 149.4 m<sup>2</sup> ... 1608 ft<sup>2</sup>

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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