



35 Weaver Road, Nantwich, CW5 5NP
£220,000



In association with



Spacious Three Bedroom Mid-Terrace With Generous Parking And South-Facing Garden And Walking Distance To The Town Centre 500yards.

Weaver Road offers well-presented and versatile accommodation within 500 yards of the town, with three double bedrooms, a large south-facing garden, and parking for multiple vehicles. The property includes a modern kitchen/dining room, a rear utility with wet room, and a spacious living room with log burner.

With excellent outdoor space, ample parking, and scope to adapt the outbuilding into a home office or studio, this home provides a practical and flexible layout in a convenient residential location.

DOWNSTAIRS

Entrance via a porch into the hall with tiled flooring, under-stairs storage, and ceiling light.

The living room/bedroom 4 is positioned to the rear with wood laminate flooring, Worcester log burner, vertical radiator, spot lights, rear aspect window, and back door to the garden.

The kitchen/dining room includes tiled flooring, dual aspect windows to the front and rear, spot lighting, radiator, and a comprehensive range of matching wall and base units. Appliances include a seven-ring gas hob with dual oven and grill beneath, extractor fan, and 1½ bowl sink.

To the rear, the utility room provides plumbing for a washing machine and a cost efficient gas tumble dryer, houses the boiler, and has access to both the garden and side of the property. Beyond this, a wet room comprises a low flush W/C, wall-mounted sink, and shower, with fully tiled walls and floor, radiator, and a frosted rear window.





UPSTAIRS

The landing has carpeted flooring, loft access, and a frosted front window.

Bedroom one is a large double with two front aspect windows and built-in wardrobes.

Bedroom two is a double with rear aspect window, carpet, radiator, and spot lighting.

Bedroom three is a further double with side aspect window, carpet, radiator, and spot lighting.

The family bathroom comprises a panelled bath with overhead shower, pedestal wash basin, low flush W/C, heated towel rail, tiled floor and walls, spot lights, and three front aspect windows.

GARDEN

The south-facing rear garden includes a patio area, lawn, and pathway leading to an outbuilding, offering potential conversion into an office or studio.

OUTSIDE

To the front, the property offers a paved driveway providing parking for up to four vehicles.

TENURE

FREEHOLD

COUNCIL TAX

BAND B

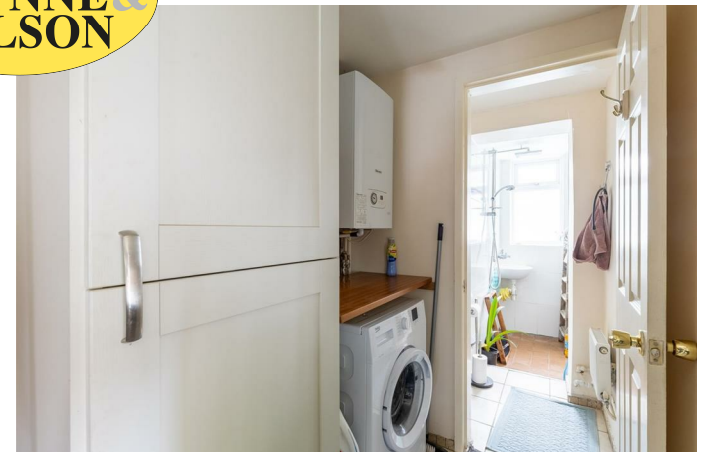
SERVICES

All mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

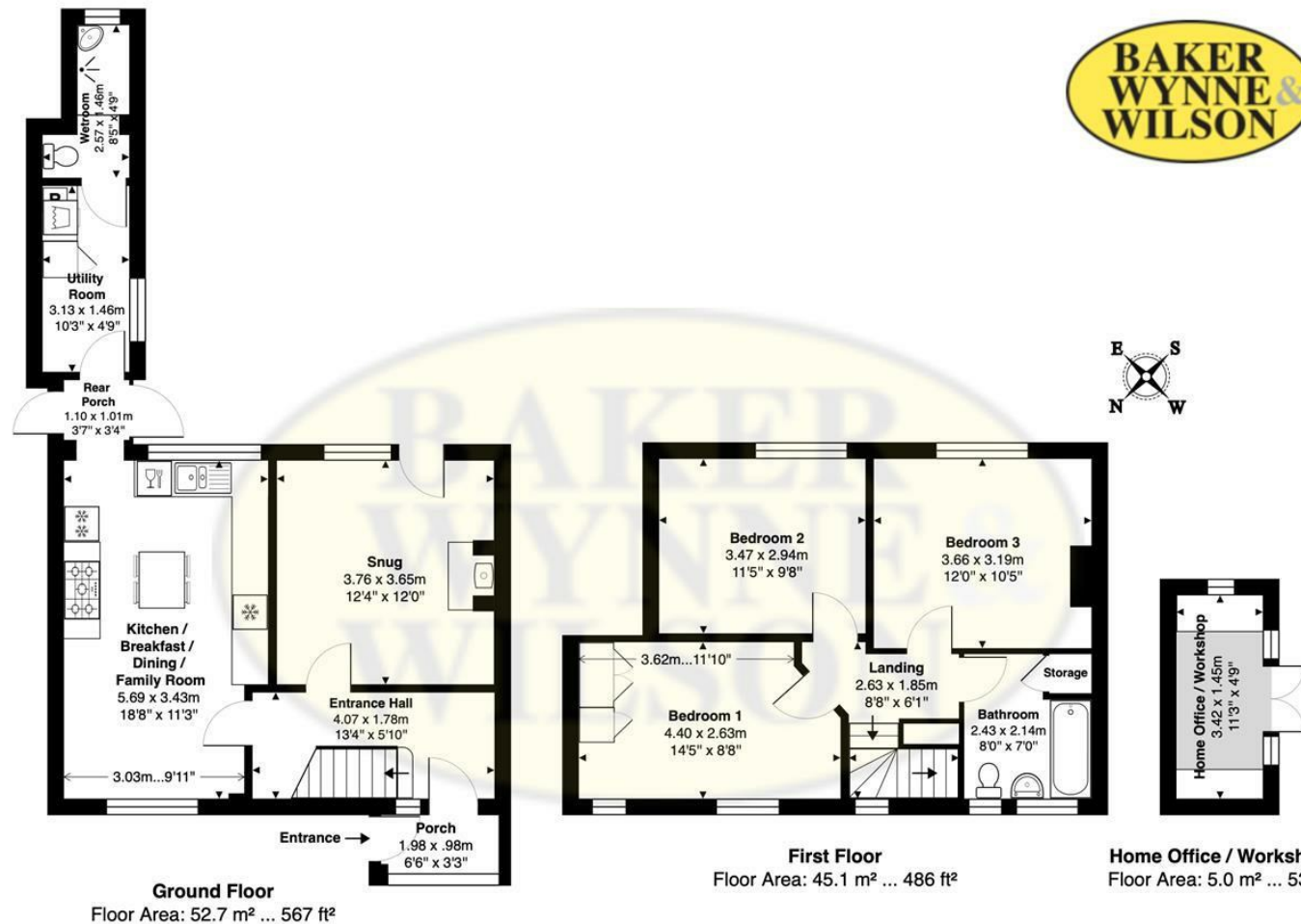
VIEWINGS

By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214





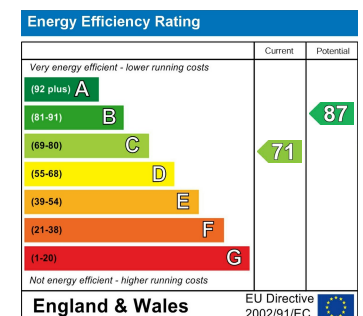
**BAKER
WYNNE &
WILSON**



35 WEAVER ROAD, NANTWICH, CHESHIRE, CW5 5NP

Approximate Gross Internal Area: 102.8 m² ... 1107 ft² Includes Home Office / Workshop

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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