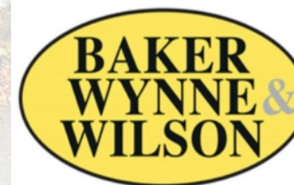




5 Shrewbridge Road, Nantwich, Cheshire, CW5 5TG

Guide Price £300,000



In association with



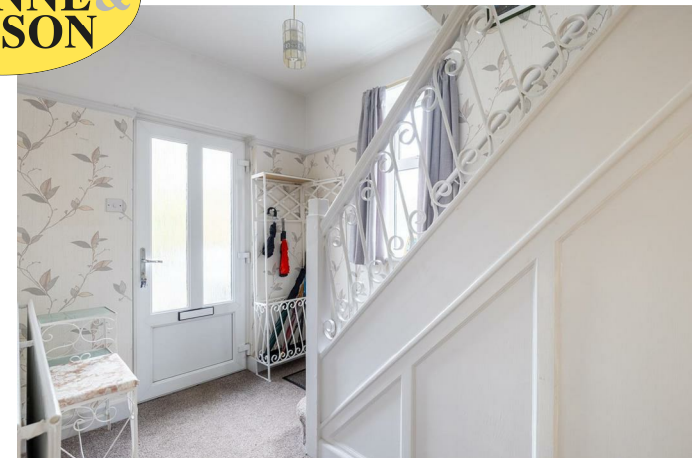
A SUBSTANTIAL,
CHARACTERFUL 1938/9 SEMI
DETACHED HOUSE HOLDING A
FANTASTIC POSITION, SET
NICELY BACK FROM THE ROAD,
A SHORT STROLL FROM
NANTWICH TOWN CENTRE

SUMMARY

Entrance Canopy, Reception Hall,
Living Room, Dining Room,
Kitchen, Pantry, Utility,
Cloakroom, Landing, Three
Bedrooms, Bathroom, Gas
Central Heating, uPVC Double
Glazed Windows, Attached Bin
Store, Car Parking Space,
Garage, Gardens.



**BAKER
WYNNE &
WILSON**



DESCRIPTION

This traditional 1940's semi detached house is constructed of brick with part tiled and black and white elevations beneath a tiled roof. The house is of considerable character and appeal with original features including fireplaces, doors, picture rails and parquet wood block floors. Whilst now needing some modernisation the house can be lived in as it is. However, it offers tremendous scope and presents an exciting opportunity for extension and modernisation, tailored to personal taste.

5 Shrewbridge Road has been a much loved family home and comes to the market for the first time since it was built.



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WYNNE &
WILSON**



LOCATION & AMENITIES

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens.

It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

APROXIMATE DISTANCES

Crewe (intercity rail network - London Euston 90 minutes, Manchester 40 minutes) 4 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

DIRECTIONS - CW5 5TG

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE CANOPY



RECEPTION HALL

14'1" x 6'7"

uPVC entrance door and double glazed window, picture rail, parquet wood block floor, understairs pantry with double glazed window, radiator.

LIVING ROOM

13'4" into bay x 12'3"

Working fireplace with tiled and cast inset, timber surround, double glazed bay window, picture rail, parquet wood block floor, radiator.

DINING ROOM

12'3" x 11'10"

Baxi Bermuda gas fire with concealed boiler for central heating and domestic hot water, double glazed sliding patio windows to garden, parquet wood block floor, radiator.

KITCHEN

12'1" x 6'7"

Stainless steel single drainer sink unit, cupboards and drawers under, floor standing cupboard and drawer units with worktops, plumbing for washing machine, double glazed window and door to rear.

UTILITY

With shelving.

CLOAKROOM

High flush W/C, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

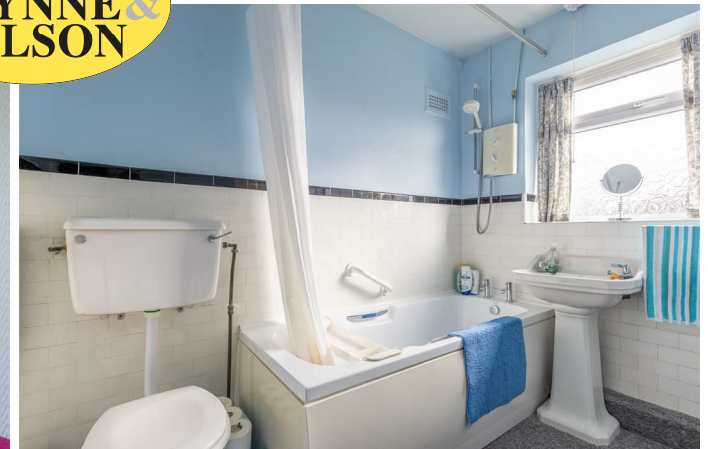
8'7" x 6'7"

Double glazed window, access to loft

BEDROOM NO. 1

14'1" into bay x 12'3"

Tiled fireplace, double glazed bay window, bed light switch, radiator.



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BEDROOM NO. 2

12'2" x 11'9"

Tiled fireplace, fitted wardrobes and cupboards, picture rail, bed light switch, radiator.

BEDROOM NO. 3

6'8" x 6'7"

Radiator.

BATHROOM

8'1" x 6'6"

White suite comprising panel bath with Mira shower over, low flush W/C and pedestal hand basin, cylinder and airing cupboard, original half tiled walls, radiator.

OUTSIDE

Attached bin store. Concrete car parking. Traditional Garage 17'4" x 8'8". Outside tap. Exterior light.

GARDENS

The front garden is lawned with specimen trees and herbaceous borders. The rear garden is lawned with herbaceous borders,

shrubs and a flagged patio. The rear garden extends to about 45 feet.

SERVICES

All mains services are connected to the property.
N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

Band C.

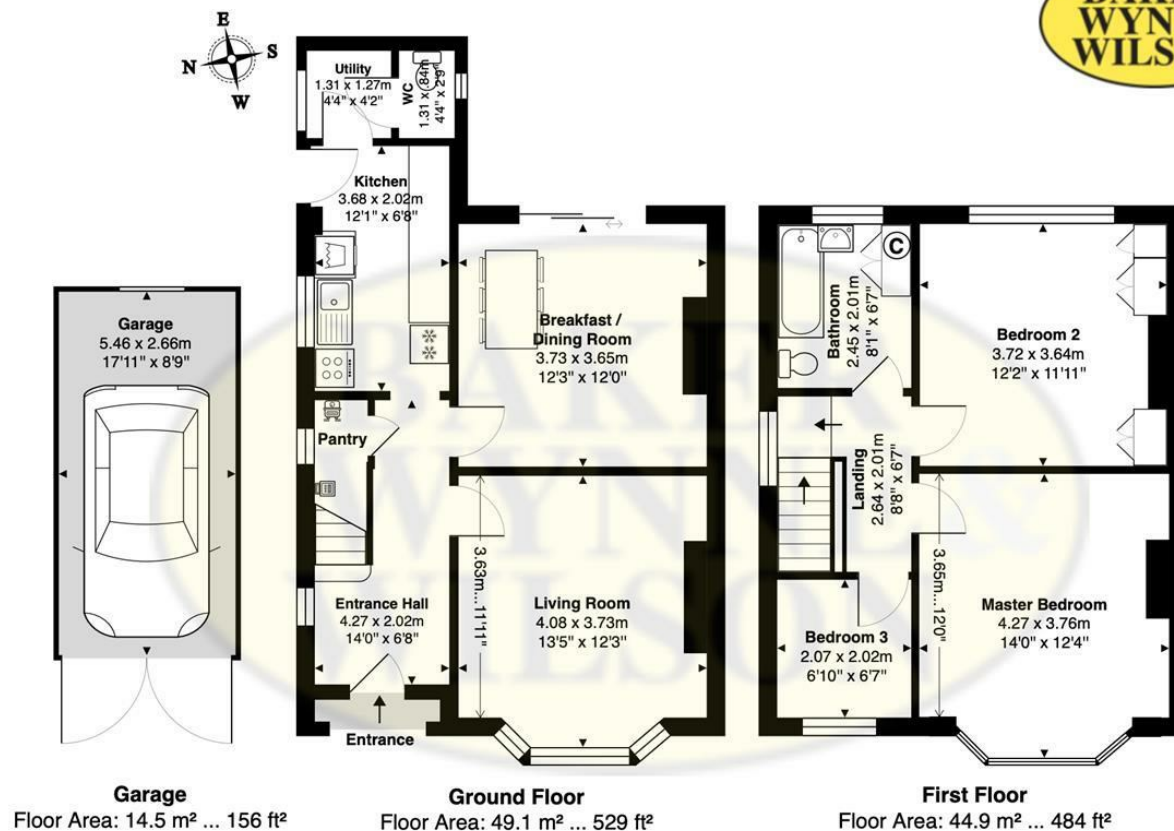
VIEWING

Viewings by appointment with Baker, Wynne and Wilson.
Telephone: 01270 625214



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WILSON**





5 SHREWBRIDGE ROAD, NANTWICH, CHESHIRE, CW5 5TG

Approximate Gross Internal Area: 108.6 m² ... 1169 ft² 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.
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property