



1 The Blankney, Nantwich – CW5 5TW

Guide Price £257,500



in association with



1 The Blankney

Nantwich

HEADING

A modern semi-detached two-bedroom townhouse on a popular centrally located cul-de-sac development, with double glazing, a detached single brick garage and internal improvements.

A proven buy to let investment as well as a superb town centre home.

KEY FEATURES

- A superb 1990's two-bedroom semi-detached house
- Situated in a highly sought after location in the heart of Nantwich
- Ideally located close to highly regarded junior and senior schooling
- Benefiting from side and rear gardens, off road driveway parking and a detached brick garage
- Entrance hall, living room and dining kitchen
- Two first floor bedrooms and bathroom
- Viewing highly recommended
- Land Registry title number: CH362627 (freehold)

DIRECTIONS – CW5 5TW

What3words [/// crab.spell.education](https://www.what3words.com/crab.spell.education)

OUT AND ABOUT

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live.



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Historic Heartbeat

– Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy.

– **Cultural Heritage:** Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction.

Thriving Lifestyle

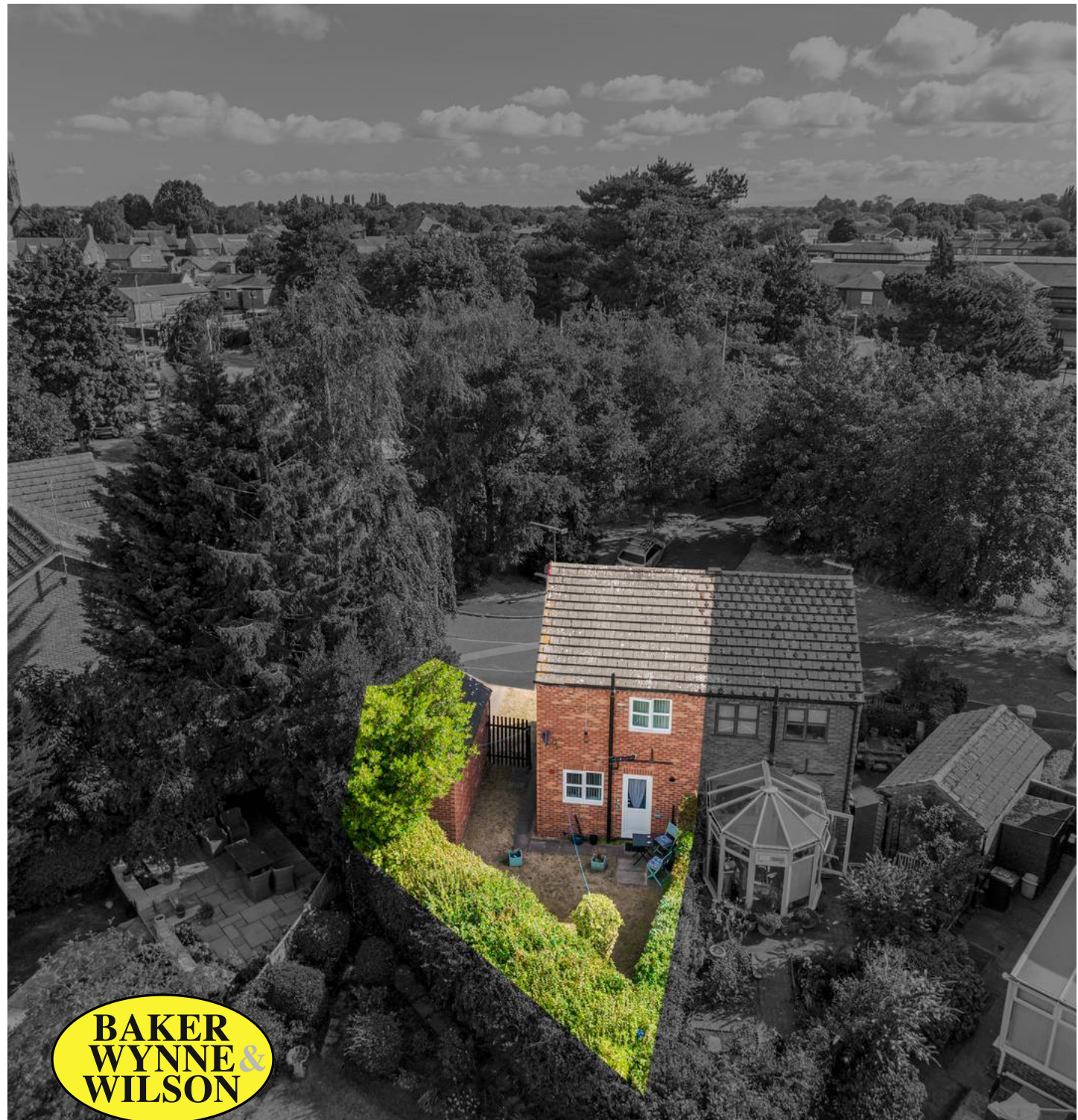
– Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce.

– **Unique Leisure:** Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal.

– **Highly Rated Education:** Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence.

Festivals & Community Spirit

– Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually.



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Year-Round Vibrancy: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.

APPROXIMATE DISTANCES

Connectivity & Convenient Effortless Commuting:

The property is considered ideally placed for the commuter, with a network of excellent road links giving immediate access to the M6 motorway at junction 16 via the A500. Crewe Station via A500 (6.8 miles) presently offers fast access into London and other major cities.

APPROXIMATE DISTANCES

Crewe Railway Station 5 miles (London 1 hour and 35 minutes) -M6 motorway junction 16, 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45- minute drive

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.

This modern two bedroom semi - detached town house is in a prime central historic market town location that offers a unique blend of convenience, style, and community. For buyers prioritising location, low maintenance, and contemporary design, this home is a compelling choice. Townhouses in historic centre's always attract professionals downsizers, families, and investors due mainly to the lifestyle appeal - living close to workplaces, reducing travel time and costs.

The Blankney offers a convenience lifestyle in the form of a manageable



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BUYER'S WAITING TO HEAR ABOUT YOUR HOME.

If you like these details why not request a consultation with a local expert Mark Johnson FRICS. Mark is a Chartered Estate Agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals our engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your home to the market and will keep you up to date with developing market news in the meantime.

Interested - let's start the conversation with how much your property could be worth and who we may have waiting on our books.

THE TOUR

The accommodation with approximately dimensions comprises: -

Ground Floor:

Hall

Living room (13'7" x 13'1" maximum measurements) - two uPVC double glazed windows, radiator

Kitchen/breakfast room (13'2" x 8'7") - modern grey coloured fitted units, stainless steel sink unit, base cupboards and drawers, under-counter spaces for appliances, wall mounted cupboards, fitted appliances, uPVC double glazed door, space for breakfast table, 1 mini wall mounted gas fired central heating boiler.



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First Floor:

Landing

Bathroom – panelled bath with shower screen, pedestal wash hand basin, low level WC, airing cupboard, radiator

Bedroom 1 (10'11" x 10'10") – two uPVC double glazed windows, radiator, built-in wardrobe

Bedroom 2 (11'4" x 6'10") – uPVC double glazed window, radiator

Externally:

(See attached plan and photographs)

Detached brick and tile single garage (16'3" x 8'4")

SERVICES

Mains drainage, water, gas, and electricity. Gas Central heating

TENURE

Freehold

VIEWING

By appt with Baker Wynne and Wilson

CONSTRUCTION

Brick and tile.



LIVING ROOM

13' 7" x 13' 1" (4.14m x 3.99m)

KITCHEN/BREAKFAST/DINING ROOM

13' 1" x 8' 7" (3.99m x 2.62m)

MASTER BEDROOM

10' 11" x 10' 9" (3.33m x 3.28m)

BEDROOM NO. 2

11' 5" x 6' 10" (3.48m x 2.08m)

BATHROOM

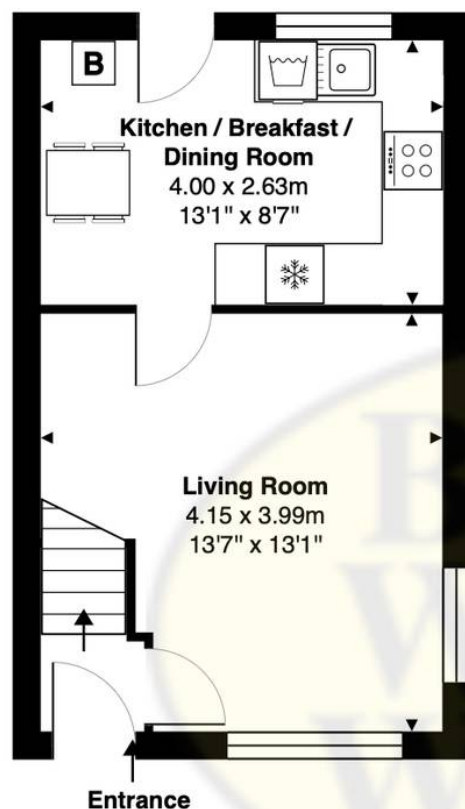
7' 7" x 5' 11" (2.31m x 1.80m)

GARAGE

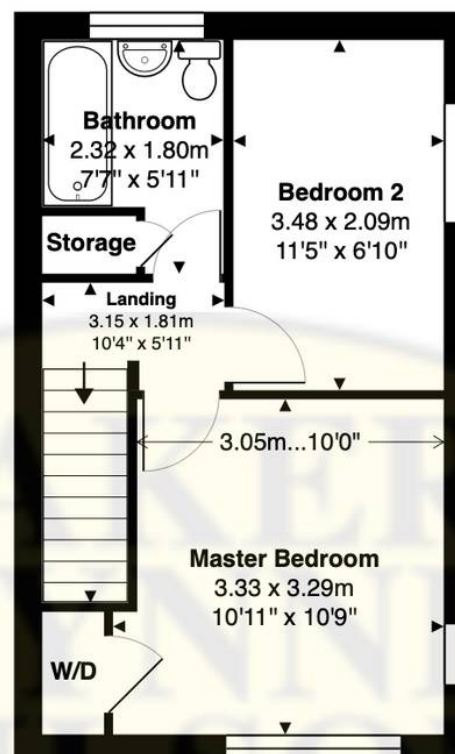
16' 3" x 8' 4" (4.95m x 2.54m)



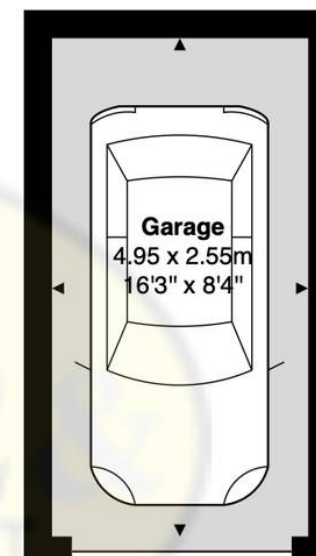
**BAKER
WYNNE &
WILSON**



Ground Floor
Floor Area: 27.4 m² ... 295 ft²



First Floor
Floor Area: 27.5 m² ... 296 ft²



Garage
Floor Area: 12.6 m² ... 136 ft²

1 THE BLANKNEY, NANTWICH, CHESHIRE, CW5 5TE

Approximate Gross Internal Area: 67.6 m² ... 727 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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