



13 Cherrington Road, Nantwich, CW5 7AW

Guide Price £285,000



in association with



13 Cherrington Road

Nantwich, Nantwich

A modern three-bed semi-detached extended town house, set back off the road standing on a sunny Westerly facing garden plot. Perfectly placed within proximity of the town centre, Primary and Secondary Schools, Shrewbridge lake and the open countryside beyond. A family home for buyers prioritising location this opportunity is a compelling choice .Chain Free.

• GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.

Are you looking for a substantially improved, extended property in a historic market town? Look no further than this lovely 1960's semi-detached home with intuitive modern interventions. This beautifully reconsidered house has been the subject of a comprehensive scheme of re-design/decoration. Working in harmony within this exemplary modern renovation the gardens form an integral part of the overall experience ensuring outside spaces are enjoyed as much as the luxurious interior.

More and more people are discovering the benefits of working from home and the garden office is an ideal situation to create the perfect work place balance in a productive setting.

In a prime position that offers a unique blend of supreme convenience, style, and community with historic architecture, shops , bars, restaurants, and interesting street scenes all close by the property is destined to attract professionals, downsizers, families, and investors due to the prime location and lifestyle appeal – living close to workplaces, reducing travel time and costs. We can confidently recommend an early viewing as to fully appreciate this prime opportunity.



13 Cherrington Road

Nantwich, Nantwich

- **BUYER'S WAITING TO HEAR ABOUT YOUR HOME.**

If you like these details why not request an appraisal with a local expert property Mark Johnson.

Mark will consider the elements that make your home desirable and maximise its value by accentuating these in your listing.

The sale process begins with a free market appraisal of your property

- **DIRECTIONS TO CW5 7AW**

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- **OUT AND ABOUT**

Why Nantwich?

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.

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.

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

• APPROXIMATE DISTANCES

Connectivity & Convenience Effortless Commuting:

Just 5 miles from Crewe Station (20-minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



Entrance Hall

5' 6" x 12' 2" (1.67m x 3.70m)

Living Room

11' 11" x 13' 7" (3.63m x 4.14m)

Kitchen / Breakfast Room

9' 9" x 17' 10" (2.98m x 5.44m)

Extended layout with downstairs w/c

Dining Area

7' 7" x 10' 1" (2.31m x 3.07m)

Landing

7' 11" x 9' 3" (2.42m x 2.83m)

Master Bedroom

10' 6" x 11' 0" (3.20m x 3.35m)

Bedroom 2

9' 10" x 12' 9" (3.00m x 3.88m)

Bedroom 3

7' 11" x 8' 8" (2.42m x 2.64m)

Bathroom

5' 6" x 5' 7" (1.67m x 1.70m)

Garden Room / Home Office

18' 8" x 8' 4" (5.68m x 2.54m)

A key feature providing various options from home office to leisure activities

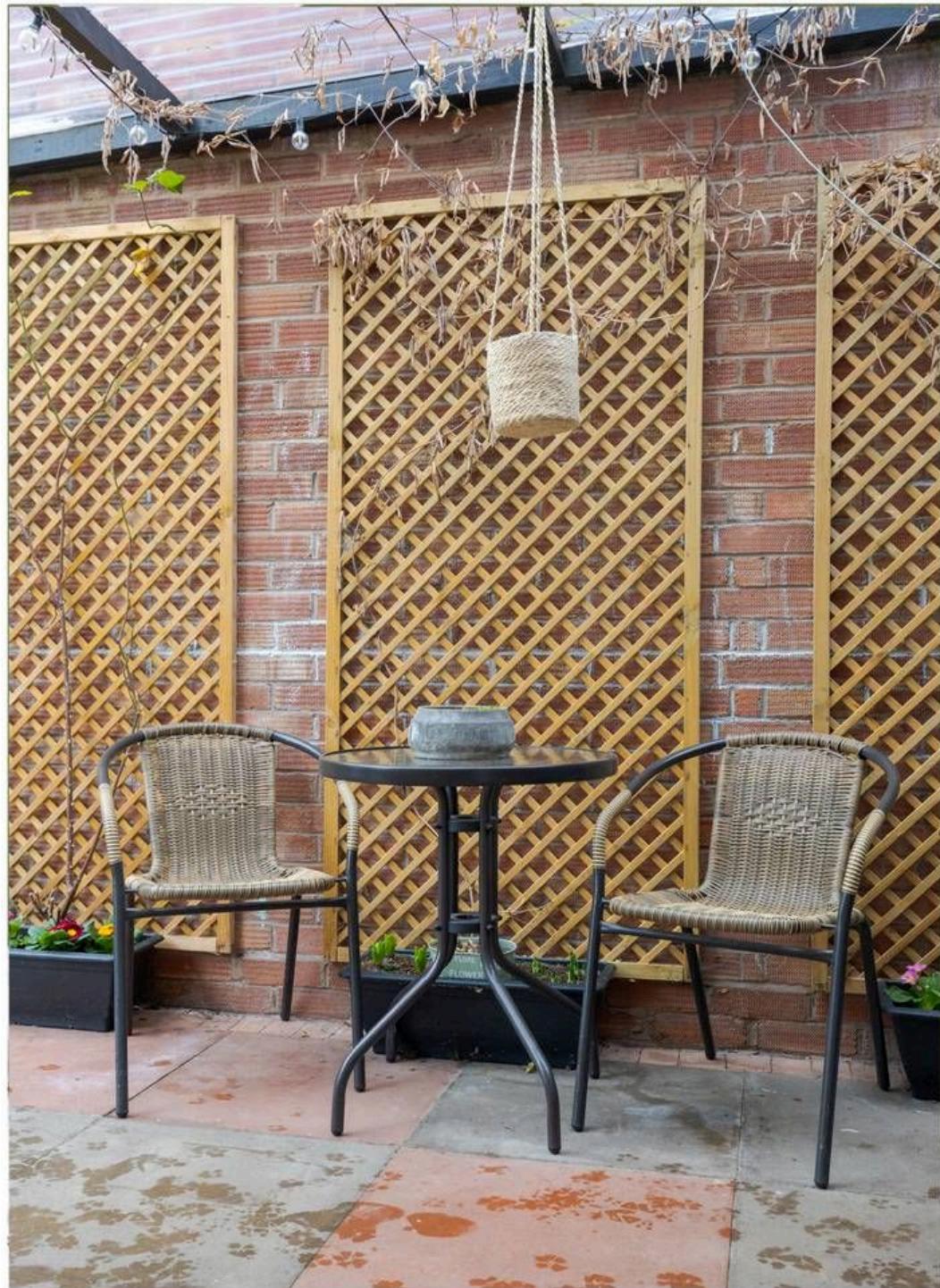
Garden

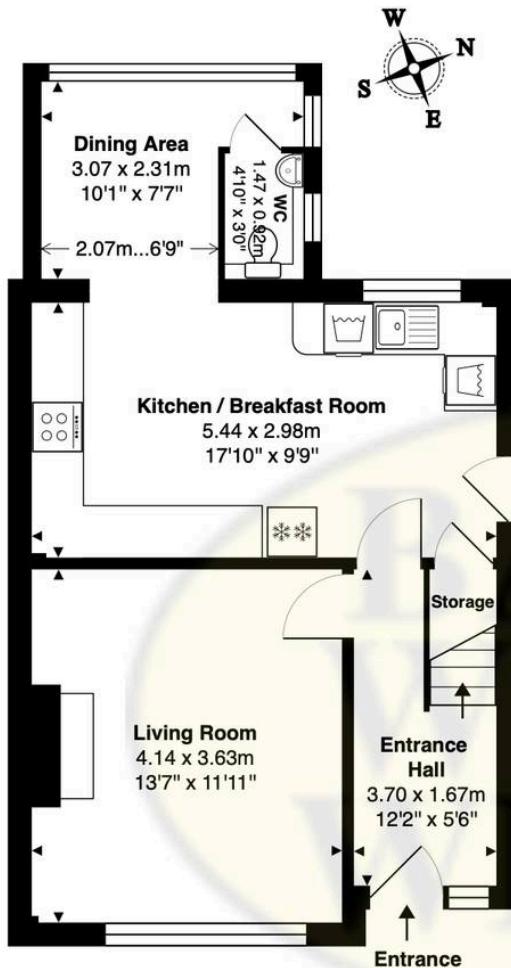
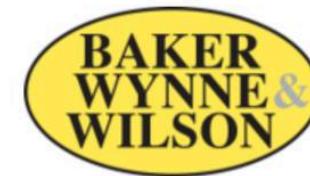
Landscaped front and rear lawned gardens with off road driveway parking. Work from home office with power and light. Timber garden shed.



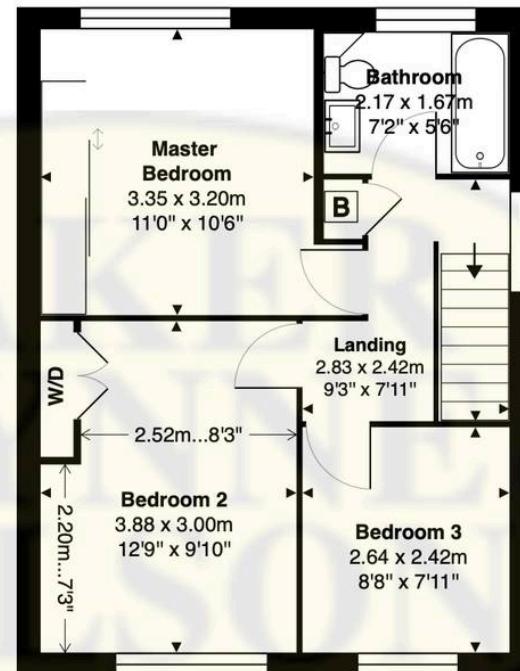


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Ground Floor
Floor Area: 46.6 m² ... 502 ft²



First Floor
Floor Area: 40.0 m² ... 430 ft²



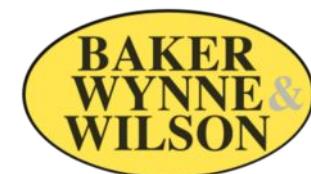
13 CERRINGTON ROAD, NANTWICH, CHESHIRE, CW5 7AW
 Approximate Gross Internal Area: 98.5 m² ... 1060 ft² Includes Garden Room / Home Office
 Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
 Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



Baker Wynne & Wilson

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