



2 Newbold Way, Nantwich

Guide Price **£465,000**



in association with



2 Newbold Way

Nantwich, Nantwich

A four-bedroom detached property located on Newbold Way, Nantwich, offering flexible accommodation suited to family or multi-generational living. The home benefits from three reception rooms, an orangery and a well-proportioned rear garden.

This four-bedroom detached property offers spacious and versatile accommodation, with recent modernisation throughout including engineered wood flooring, luxury vinyl flooring, new carpets and re-plastering to key areas.

The ground floor includes an entrance hall leading to a front-facing living room, along with a kitchen fitted with a range of above and below counter units, a gas stove and a window overlooking the rear garden.

To the rear of the property is a second living room which opens into a bright orangery with windows on three sides and a log burner, creating an additional reception space. An inner hall off the kitchen provides access to a utility room, a downstairs bathroom with a three-piece suite, and a third reception room. This third living space could be used as an additional bedroom, offering potential for multi-generational living with its own access to the garden.



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Upstairs, the property comprises four bedrooms including a principal bedroom with en-suite shower room. Two of the bedrooms are doubles with built-in wardrobes, along with a fourth single bedroom currently used as an office. There is also a family bathroom fitted with a bath, toilet, sink and heated towel rail.

Location

The property is situated within the Brine Baths development which comprises either semi or detached homes. It has proved to be a particularly desirable environment due to the primary schools like Weaver, St Annes RC, Stapeley Broad Lane and Pear Tree Primary School which are all feeder schools to Brine Leas High School BL6 sixth form. Nantwich has an extensive range of shopping and social amenities with brand named stores and renowned local retailers. It is easily situated to the M6 motorway (junction 16) and Crewe with its intercity network railway

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



DIRECTIONS

Proceed from our Nantwich office to Waterlode traffic lights, bear left and proceed to the mini roundabout, turn right over the level crossings into Wellington Road, take the second turning on the right, following the signs to Whitchurch, first turning on the left is Newbold Way and the property is situated on the right hand side.

SERVICES

All mains services are connected to the property. Smart meter and water meter. 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.

TENURE

Freehold

COUNCIL TAX

Band D.

VIEWINGS

By appointment with Baker Wynne & Wilson 01270 625214



GARDEN

Externally, the property benefits from a landscaped rear garden with a patio and lawned area, along with multiple garden sheds providing additional storage, one of which has power.

OFF STREET

2 Parking Spaces

To the front, there is off-road parking for two vehicles with potential to increase this to four depending on alterations.



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Baker Wynne & Wilson

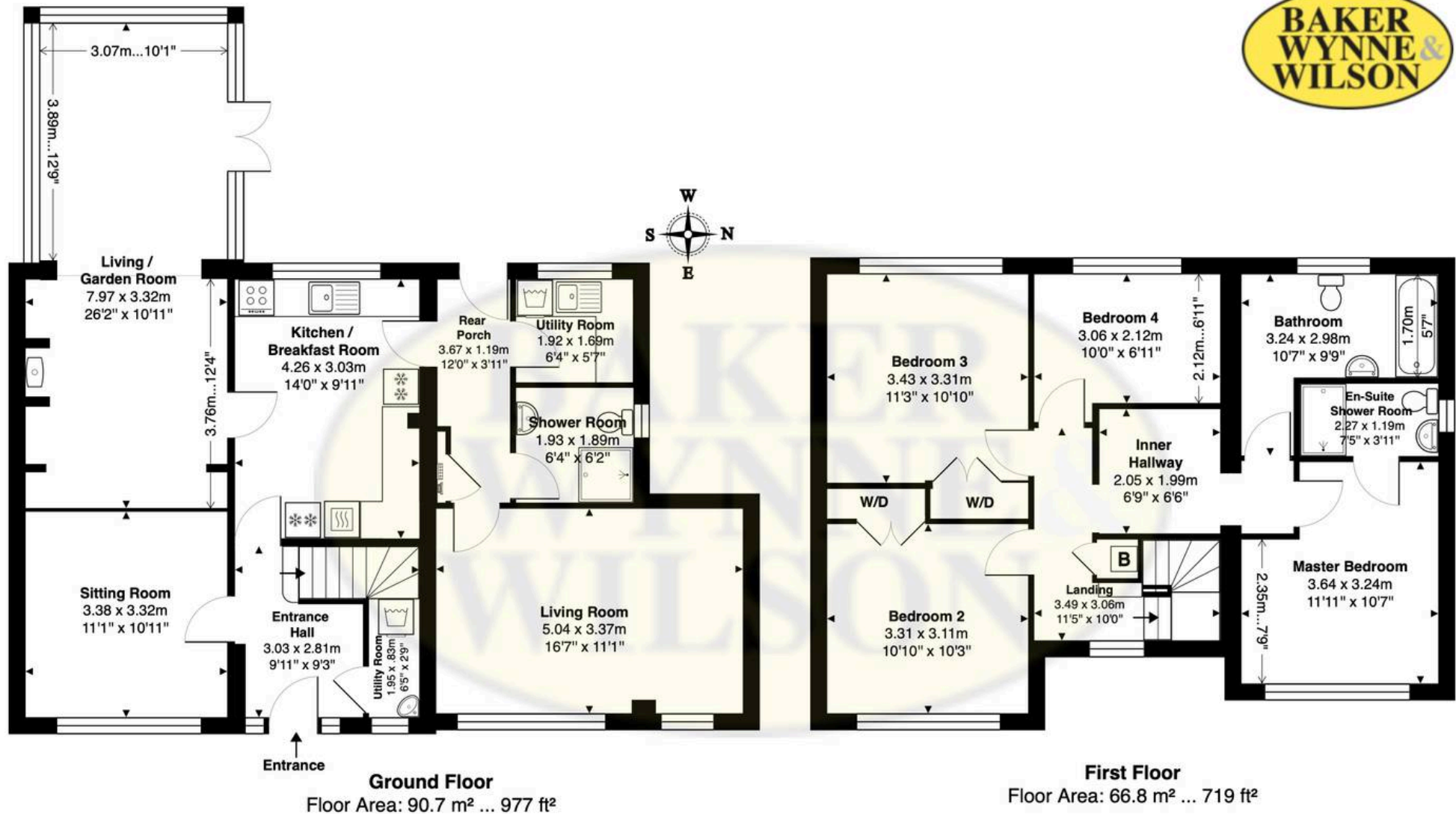
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2 NEWBOLD WAY, NANTWICH, CHESHIRE, CW5 7AX

Approximate Gross Internal Area: 157.5 m² ... 1696 ft²

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 Ltd 2026. Copyright.