



**95 Hospital Street, Nantwich – CW5 5RU**

**Guide Price £315,000**



in association with





# 95 Hospital Street

Nantwich

A CHARMING AND WELL APPOINTED PERIOD  
TOWNHOUSE IN THE HEART OF NANTWICH

## SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen,  
Lean to Utility/Rear Porch, Landing, Three Bedrooms,  
Bathroom, Gas Central Heating, Double Glazed  
Windows, Walled Garden, Potential, Off Road, Parking  
Space.

## DESCRIPTION

This spacious terraced townhouse is constructed of  
brick under a tiled roof and believed to date back to  
the late 1700's. Brimming with character and  
positioned on the doorstep of Nantwich's historic  
town centre, this charming three bedroomed period  
house combines original features, 1,365 square feet  
of accommodation and a wonderfully individual  
interior.

To its advantage the house enjoys gated vehicular  
access over the adjacent car park to the rear  
garden providing potential car parking space.

## LOCATION & AMENITIES

The house stands near the site of the Medieval  
Hospital of St. Nicholas which gives Hospital Street its  
name. Nantwich is a quaint Medieval town  
characterised by its winding streets, red brick  
and half timbered buildings. The skyline  
dominated by the 14th Century St.  
Mary's Church, the Cathedral of South  
Cheshire' and considered by some one of the finest  
Medieval Churches in the whole of England.

The A51 and Nantwich bypass provides swift access





# 95 Hospital Street

## Nantwich

The A51 and Nantwich bypass provides swift access to the M6 North and South, whilst Chester and Stoke on Trent can be reached in 30 minutes by car.

### APPROXIMATE DISTANCES

Crewe Intercity rail network (London Euston 90 minutes, Manchester 40 minutes) 4 miles, M6 motorway (junction 16) 10 miles, The Potteries 15 miles, Chester 20 miles, Manchester and Birmingham about 40 miles.

### DIRECTIONS

CW5 5RU





### ENTRANCE HALL

Quarry tiled floor, hanging fitting.

### LIVING ROOM

19' 2" x 14' 5" (5.84m x 4.39m)

Open fireplace with oak mantle, slate hearth and wood burning stove, beamed ceiling, luxury vinyl plank flooring.

### DINING ROOM

16' 1" x 14' 5" (4.90m x 4.39m)

Fireplace with tiled hearth, timber mantle, beamed ceiling, luxury vinyl plank flooring.

### KITCHEN

13' 1" x 8' 11" (3.99m x 2.72m)

Enamel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, plumbing for dishwasher, Hotpoint oven and four burner gas hob unit with extractor hood above, inset ceiling lighting, two double glazed windows.

### STAIRS FROM DINING ROOM TO FIRST FLOOR LANDING

Access to part boarded loft, two built in double wardrobes.

### BEDROOM NO. 1

13' 7" x 11' 1" (4.14m x 3.38m)

### BEDROOM NO. 3

11' 11" x 9' 4" (3.63m x 2.85m)

Vaulted beamed ceiling, two double glazed roof lights, recess with bookshelves and double glazed roof light, three single wall lights.

### INNER LANDING

### BEDROOM NO. 2

12' 10" x 9' 7" (3.91m x 2.92m)

Panelled walls, built in wardrobe, inset shelving.



**BAKER  
WYNNE &  
WILSON**



**BATHROOM**

13' 9" x 8' 11" (4.19m x 2.72m)

White suite comprising slipper bath with claw feet, low flush W/C and pedestal hand basin, tiled shower cubicle with Triton shower, two double glazed windows, part tiled walls, cylinder and airing cupboard.

**OUTSIDE**

28 foot walled, garden to rear comprising a large Indian stone flagged seating area, raised borders and BBQ. Electrically operated rollover door to the adjacent carpark.

**SERVICES**

All mains services are connected to the property.

**TENURE**

Freehold.

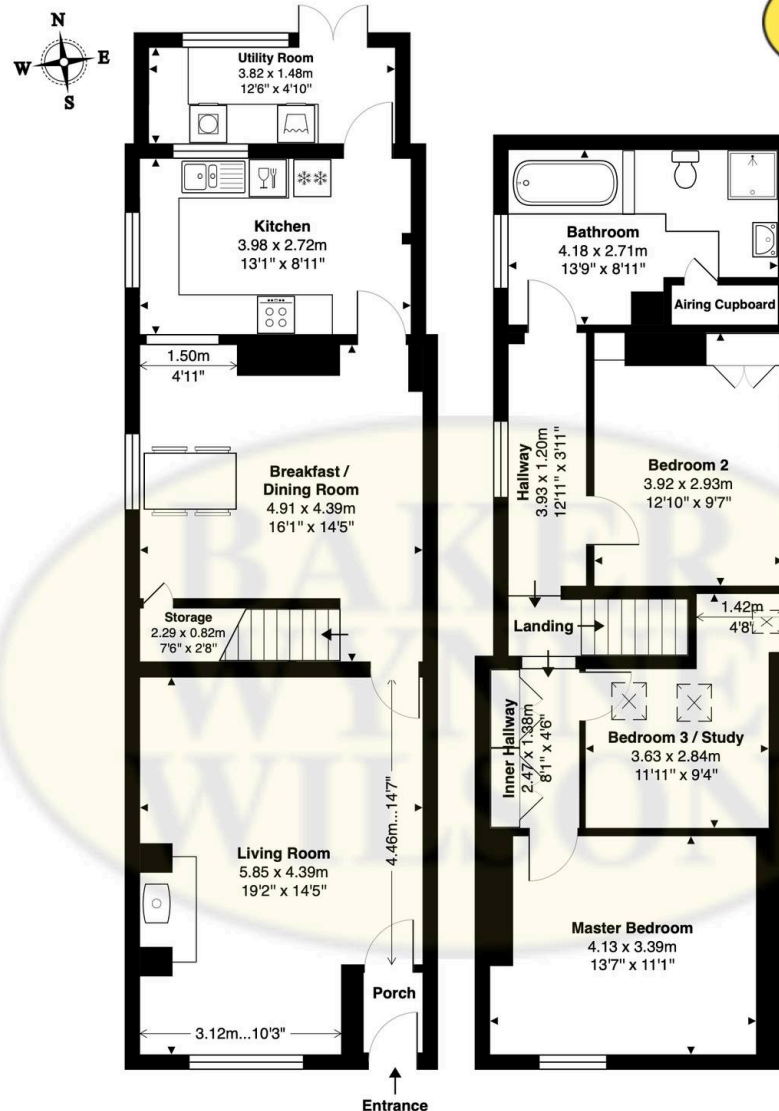
**COUNCIL TAX**

Band D.

**VIEWING**

By appointment with Baker, Wynne & Wilson.





**Ground Floor**  
Floor Area: 67.1 m<sup>2</sup> ... 722 ft<sup>2</sup>

**First Floor**  
Floor Area: 59.4 m<sup>2</sup> ... 639 ft<sup>2</sup>

**95 HOSPITAL STREET, NANTWICH, CHESHIRE, CW5 5RU**

Approximate Gross Internal Area: 126.4 m<sup>2</sup> ... 1361 ft<sup>2</sup>

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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