Wright Marshall
Estate Agents



36 SHREWBRIDGE ROAD | NANTWICH | CHESHIRE | CW5 5TG | OIRO £375,000







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Elegant Victorian town house with Parking, Garage & Rear Garden – Prime Town Centre Location
Distinctive character and beautifully proportioned living.

An extremely elegant Victorian three-bedroom, three-storey semi-detached town house, combining an impressive collection of original and period features with generous living space, an attractive split-level rear garden, parking and a single garage. Its handsome red-brick façade, decorative entrance arch and prominent bay window introduce a home of enduring architectural appeal.
Extending to approximately 1,151 sq ft, excluding eaves storage, the accommodation offers a compelling balance of character and practicality. A striking tiled entrance hallway leads to a generous living and dining room, where a shuttered bay window, exposed timber floorboards, ornate plasterwork and a feature stove create a wonderfully inviting setting. A fitted kitchen completes the ground floor, with two bedrooms and a spacious bathroom above. The second-floor principal bedroom provides a distinctive retreat, enhanced by exposed beams, roof lights and useful eaves storage.

Outside, a raised paved terrace provides an appealing space for alfresco dining, with steps leading to the lawned garden below. Parking and a single garage further enhance this characterful period home.

This is a superb opportunity to acquire a characterful Victorian home offering space, convenience and long-term appeal in the heart of the town.

NO CHAIN - EARLY VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

ON FOOT: From the agents office on High Street turn left into Mill Street & proceed over the traffic lights across Waterlode. Turn left and take the right turn into Shrewbridge Road where the property will be observed on the right hand side.

BY CAR: From the agents office on High Street continue along Hospital Street to the mini roundabout. Turn right passing Morrisons and continue ahead at the roundabout into Waterlode. Turn left into Shrewbridge Road where the property will be observed on the right hand side.



NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets.
In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.
The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins.
Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.







THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL

LIVING DINING ROOM









FITTED KITCHEN





GALLERIED FIRST FLOOR LANDING

BATH & SHOWER ROOM











BEDROOM TWO



BEDROOM THREE



INNER LANDING WITH STAIRS RISING TO THE SECOND FLOOR PRINCIPAL BEDROOM





BEDROOM ONE







EXTERIOR

The property enjoys a neat stone paved frontage with clipped Box shrubs & low wall. The delightful split level rear garden to the rear features a generous paved entertaining & seating patio and lower lawn with planting. There is a timber pedestrian gate to the side of the property. There is rear driveway access located before the property itself identified by a stone pillar which leads to the rear single garage & parking. A notable feature is the outstanding view to the rear from the property which makes this an extremely special location.

DETACHED SINGLE GARAGE

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).
NOTE: No tests have 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.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.


















GLAN AFON



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Ground Floor
Floor Area: 45.6 m² ... 490 ft²

First Floor
Floor Area: 42.7 m² ... 459 ft²

Second Floor
Floor Area: 18.7 m² ... 201 ft²

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Approximate Gross Internal Area: 106.9 m² ... 1151 ft² (excluding eaves storage)

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.
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