



125 Welsh Road, Nantwich CW5 5ET



A superbly appointed Grade II listed three storey double fronted four bedroom period townhouse in a fine location upon historic Welsh Row, affording most attractive accommodation with a full range of appealing period features. Two reception rooms, family dining kitchen, first floor landing, two double bedrooms, en-suite contemporary shower room and large bathroom. Second floor landing and two further double bedrooms. Walled courtyard patio garden. Viewing highly recommended.

- A superb period Grade II listed three storey townhouse
- In a fine position upon historic Welsh Row
- Affording delightful accommodation arrayed over three floors
- Incorporating original character features of immense charm
- Walled courtyard patio garden with south facing aspects
- Two principle reception rooms and open plan family dining kitchen
- Four double bedrooms, contemporary en-suite shower room and large bathroom
- Minton flooring, herringbone wood block flooring, period fireplaces and exposed period pine doors
- New roof to rear elevation and newly installed secondary double glazing to front elevation
- Viewing highly recommended

Agents Remarks

This charming double fronted period house has been comprehensively enhanced and improved in recent years to a high standard and whilst retaining considerable original character and many period features, provides attractive modern comforts. The ground floor benefits from exposed herringbone wood block flooring and an original Minton tiled floor graces the dining room. The living room incorporates a log burning stove and the well appointed kitchen provides open plan living and dining space.

Property Details

A handsome pillar framed door incorporates a panelled door with raised step leading to:

Enclosed Entrance Vestibule

With picture railing, tiled flooring incorporating mat recess and an exposed period pine door leads to:



Lounge 16' 10" x 13' 10" (5.12m x 4.22m)

With a secondary glazed sash window to front elevation, chimney breast incorporating recessed tiled hearth and log burning stove, exposed ceiling beam, attractive Herringbone wood block flooring, under stairs recess, low level under stairs cupboard, architectural column radiator, picture railing and an exposed period pine door leads to:

Inner Hall

With Herringbone wood block flooring, staircase ascending to first floor galleried landing and a sectional glazed period pine panelled door leads to:

Dining Room 16' 10" x 8' 11" (5.12m x 2.72m)

An attractively appointed dining room with ornate Minton tiled floor, radiator, two exposed ceiling beams, sectional glazed sash window to front elevation, two wall light points, attractive fireplace with arched fireplace surround and mantel and a period style radiator.

From the Inner Hall a sectional pine panel door leads to:

Family Dining Kitchen 8' 7" x 23' 1" (2.61m x 7.04m)

Appointed with a range of base units beneath attractive Oak butchers block working surfaces, period style mixer tap, integrated dishwasher, kitchen range with five ring hob and two door oven, filter canopy. wall mounted shelving, uPVC double glazed windows to rear elevation, double glazed panelled door to rear elevation overlooking walled courtyard, Herringbone wood block flooring, period style column radiator and part panelled walls.

From the Inner Hall a sectional glazed Period pine panelled door leads to:

First Floor Galleried Landing

With a staircase ascending to second floor galleried landing and an exposed pine panelled door leads to:

Bedroom One 16' 10" x 8' 11" (5.12m x 2.72m)

With exposed wide plank pine flooring, cast iron fireplace within attractive surround, column radiator, exposed ceiling beams, secondary glazed sash windows to front elevation and a panel door leads to:

En Suite Walk-In Wet Floor Shower Room

With a full height glazed screen, fully tiled shower enclosure with overhead shower, enclosure, tiled flooring, electric underfloor heating, column radiator, WC, pedestal wash hand basin, double glazed window to rear elevation and recessed ceiling lighting.



Bedroom Two 10' 6" x 13' 10" (3.20m x 4.22m)

With exposed ceiling beam, secondary glazed sash window to front elevation, period style column radiator, attractive cast iron fireplace within surround and with stone hearth and exposed wide plank pine flooring.

From the Landing open access leads to:

Rear Landing

With double glazed window to south elevation overlooking rear courtyard, wood block flooring, deep built-in cupboard incorporating a wall mounted combination gas fired central heating boiler and plumbing for washing machine, door to deep linen cupboard incorporating shelving and an exposed pine panelled door leads to:

Bathroom 8' 7" x 9' 1" (2.61m x 2.77m)

With a freestanding cast iron bath incorporating shower over, WC, pedestal wash hand basin, Oak plank effect flooring, attractive chrome period radiator and double glazed window to rear elevation.

Second Floor Landing

With a sectional glazed window to south elevation, fitted cupboard incorporating shelving and an exposed pine panelled door leads to:

Bedroom Three 10' 10" x 13' 10" (3.30m x 4.22m)

With exposed wide plank flooring, recessed ceiling lighting, attractive column period style radiator and secondary glazed window to front elevation.

Bedroom Four 16' 10" x 8' 11" (5.12m x 2.72m)

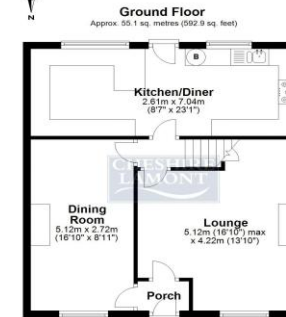
With recessed ceiling lighting, secondary glazed window to front elevation affording pleasant aspects.

Externally

This historic period property stands in a fine position upon Welsh Row which is renowned for a wealth of period Grade II Listed buildings and is just a short walk from the historic market town of Nantwich. At the rear the property benefits from a walled patio courtyard garden with South facing aspects.

Tenure

Freehold.



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