Wright Marshall
Estate Agents



10 VAUXHALL PLACE | NANTWICH | CHESHIRE | CW5 5QW | OIRO £315,000







An excellent opportunity to acquire this beautifully presented three-bedroom, two-bathroom semi-detached home, offering spacious and versatile accommodation, a contemporary kitchen, generous enclosed rear garden and the significant advantage of NO ONWARD CHAIN.

This attractive modern property enjoys an appealing brick-built exterior and offers well-proportioned accommodation ideally suited to families, first-time buyers and those seeking a comfortable, low-maintenance home.

The ground floor features a welcoming and generously sized living room, complete with an attractive feature fireplace and neutral décor, creating a bright and inviting space for relaxation.
The contemporary kitchen is fitted with an extensive range of stylish white units, contrasting work surfaces, integrated cooking appliances and ample storage. Double doors connect the kitchen with the adjoining reception space, providing flexibility for both everyday family living and entertaining. The accommodation continues to the first floor, where three bedrooms and two bathrooms provide comfortable and practical living arrangements.

Externally, the property benefits from a particularly generous, enclosed rear garden, predominantly laid to lawn and complemented by a paved patio area, perfect for outdoor dining, entertaining and family enjoyment.
Timber fencing provides an excellent degree of enclosure, while the property's attractive frontage enhances its overall curb appeal.

Offered for sale with NO ONWARD CHAIN, this appealing home represents a superb opportunity for purchasers seeking a well-presented property with generous outdoor space and modern accommodation.

Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

NO CHAIN

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Millstone Lane & Barony Road (passing the park on your right hand side). Turn left into Vauxhall Place where the property will be observed at the head of the cul dde sac, on the right hand side.

NEARBY 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:-

ENTRANCE HALL 11'4 x 3'1





CLOAKS WC 6'5 x 3'1



LIVING ROOM 18'5 x 12'7





KITCHEN DINER 15'10 x 10'9







FIRST FLOOR LANDING 9'7 x 6'7







BEDROOM TWO 12'5 x 8'11

BEDROOM THREE 11'5 x 6'9

FAMILY BATHROOM 8'11 x 6'8







MASTER BEDROOM ONE 11'8 x 10'11

ENSUITE SHOWER ROOM 9'10 x 3'11

EXTERIOR

The property boasts a front lawn and good size brick paved driveway to the side. Timber fencing & gate to side which provides rear garden access. The rear garden is of an excellent size being predominantly laid to lawn with an enlarged paved patio.

EPC RATING: C

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, electricity & drainage 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 & PLAN/S

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.





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.

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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

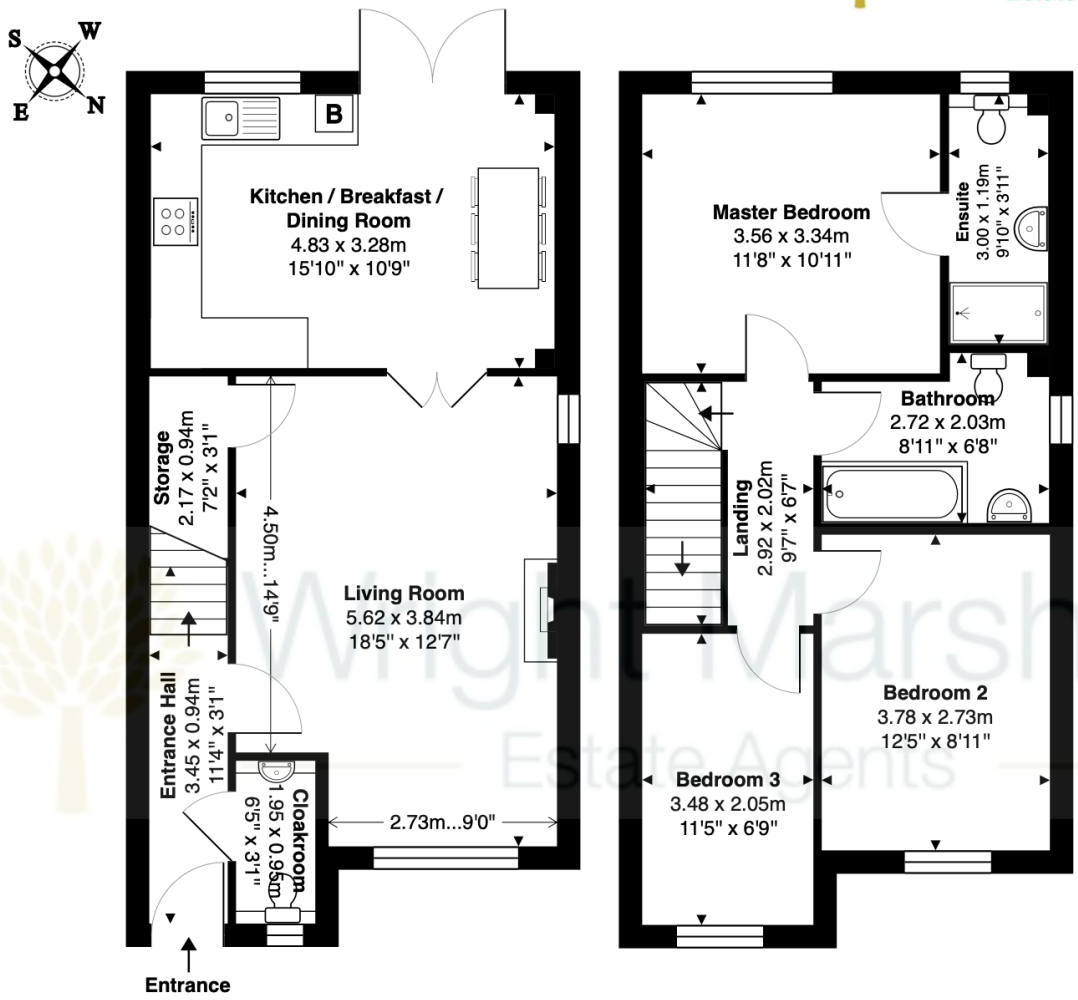
We can help you fund your new purchase with mortgage advice!

** 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.

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Ground Floor
Floor Area: 45.6 m² ... 491 ft²

First Floor
Floor Area: 45.8 m² ... 493 ft²

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Approximate Gross Internal Area: 91.4 m² ... 983 ft²

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 EPC & Floorplan 2026. Copyright.

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