



151 WELSH ROW | NANTWICH | CHESHIRE | CW5 5EY | OFFERS OVER £375,000



A distinctive and generously proportioned three-bedroom period home occupying a characterful position on Welsh Row, with the considerable advantage of a double garage, useful outbuildings and flexible accommodation extending to approximately 1,513 sq ft, including the garage and ancillary space. Approached through the front garden, the entrance door opens into a welcoming entrance hall, providing an immediate sense of the home's scale and an excellent introduction to the accommodation. From here, there is access to a practical ground-floor shower room, ideal for guests and everyday convenience, together with a useful storage cupboard. The principal living room is positioned to the front of the property and offers a comfortably proportioned setting for everyday relaxation. Its generous dimensions allow for a range of furniture arrangements, creating a warm and inviting reception space. To the rear, a separate sitting room provides a second versatile reception area, well suited to informal living, entertaining or a family room. This leads through to the kitchen, which is conveniently arranged for day-to-day use and benefits from close proximity to the additional rear accommodation. A particular feature is the adaptable study, ideal for home working, hobbies or use as a reading room. Beyond this, a useful store room and separate kennel/outbuilding space add further practicality and potential for a variety of uses, subject to any necessary consents. The first floor is arranged around a central landing, with additional storage and an airing cupboard. The principal bedroom is an impressively sized double room, offering ample space for bedroom furniture and providing a peaceful retreat. There are two further well-proportioned bedrooms, each capable of accommodating double beds or alternatively lending themselves to use as children's rooms, guest accommodation or additional workspace. Completing the first-floor accommodation is the well-sized family bathroom, fitted with a bath, wash basin and WC, and positioned conveniently to serve all bedrooms. Externally, the property is complemented by its highly valuable double garage, providing secure parking, storage or workshop potential. With its flexible internal layout, useful ancillary areas and enviable Welsh Row setting, this is a home of substantial character and opportunity, ideal for buyers seeking a property they can tailor to their own lifestyle.

NO CHAIN





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights. At the 3rd set of traffic lights turn left into prestigious Welsh Row, over the bridge.

Continue passing the turn for Queens Drive & Marsh Lane and the property will then be observed on the left hand side.

WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

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 (23'4 x 7'4)





LIVING ROOM (15'7 x 11'3)

KITCHEN (8'1 x 6'9)





SITTING ROOM (16'1 x 10'2)

STUDY / PLAYROOM (11'7 x 7'1)





SHOWER ROOM / WC (7'6 x 4'4)

FIRST FLOOR LANDING (11'2 x 3'2)





BEDROOM ONE (15'2 x 12'8)

BATHROOM (8'1 x 6'11)

BEDROOM TWO (11'6 x 10'1)





BEDROOM THREE (11'8 x 8'6)

EXTERIOR

The property conceals a most wonderful rear garden.

In all the garden is a charming & sophisticated space for discerning buyers to relish. Being of an unusually large size means buyers have ample scope to further cultivate, add summer houses, greenhouses, home office cabins etc if required & subject to any necessary consents. There is vehicular access over the neighbouring property with the approach track located a short distance further along Welsh Row itself. There is ample parking & turning space and [planting including mature trees and shrubs.

DETACHED DOUBLE GARAGE (16'1 x 14'1)

ATTACHED KENNEL (6'5 x 6'1)

STORE (4'10 x 4'9)

EPC RATING:

COUNCIL TAX BAND:

SERVICES

All mains gas, water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Gas central heating.

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

Presumed 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.









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Approximate Gross Internal Area: 140.6 m² ... 1513 ft² Includes Double Garage & Outbuildings

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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