



95 Hospital Street, Nantwich – CW5 5RU

Guide Price £300,000



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.



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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 intriguing winding streets, red brick and half timbered properties and a skyline dominated by the Spires of the 14th Century St. Mary's Church, known as '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 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.



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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.



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.

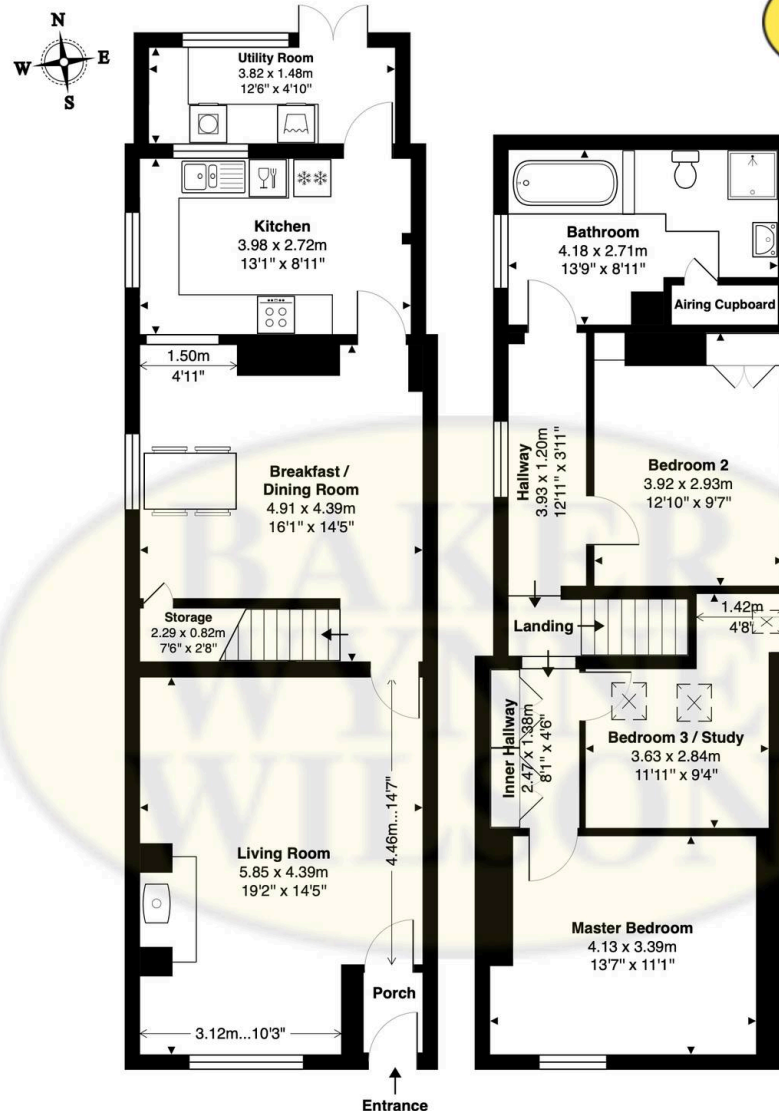
COUNCIL TAX

Band D.

VIEWING

By appointment with Baker, Wynne & Wilson.





Ground Floor
Floor Area: 67.1 m² ... 722 ft²

First Floor
Floor Area: 59.4 m² ... 639 ft²

95 HOSPITAL STREET, NANTWICH, CHESHIRE, CW5 5RU

Approximate Gross Internal Area: 126.4 m² ... 1361 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.
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