



7 SECOND WOOD STREET, OFF WELSH ROW | NANTWICH | CHESHIRE | CW5 5EQ | OFFERS OVER £245,000



Nestled within the historic Welsh Row vicinity with its varied restaurants, shops & bars, this charming three storey mews townhouse featuring ground floor living space, three bedrooms & two bathrooms offers a stylish façade reminiscent of the Georgian period homes close by but with all the modernity buyers require for easy & vibrant town centre living.

With stunning accommodation, the well-proportioned home is perfect for buyers seeking a prime position in the heart of vibrant Nantwich town. Offering annual events close by such as Jazz Fest, and the Food Festival, an abundance of facilities are just a pleasant stroll away.

As you step inside, you will be greeted comfortable interiors with features including sash style windows allowing an abundance of natural light to flood the space, creating a bright and inviting atmosphere throughout the home. Allowing for versatile use according to your lifestyle needs there is an extremely low maintenance exterior to enjoy. There is seating space to the front on the shale frontage with low wall whilst the rear is a perfect gated and secure space for one vehicle which could easily accommodate a spot to sit too, or could be used fully as a super part walled courtyard garden.

This private space is ideal for enjoying the outdoors without being a slave to high maintenance making it a wonderful extension of your living area.

On-street parking is possible along Welsh Row and of course within the various car parks in the town itself, ensuring convenience for you and your guests.

This property is a beautiful home situated in one of Cheshire's most sought-after locations.

VIEWING IS IMPERATIVE TO APPRECIATE THE GEORGIAN STYLE TOWNHOUSE





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. The property will be observed on the right hand side. (Vehicular access to the rear).

LOCATION - 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 12'8 x 6'9

CLOAKS WC 6'4 x 2'1





KITCHEN BREAKFAST ROOM 12'8 x 6'8





LIVING DINING ROOM 13'10 x 11'3





FIRST FLOOR LANDING 9'2 x 6'8



BATHROOM 6'8 x 6'5

BEDROOM THREE 10'4 x 6'10





MASTER BEDROOM ONE 13'11 x 9'6

ENSUITE SHOWER ROOM 6'11 x 4'0





SECOND FLOOR LANDING

EPC RATING: C

COUNCIL TAX BAND: D

BEDROOM TWO 22'7 x 11'13

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

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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.



EXTERIOR

The property conceals a most wonderful & elegant part walled rear courtyard / parking space with painted rear gates & boasting plenty of sun. Being block paved there is space for table & chairs and pretty planting.

In all the external frontage boasts an attractive low wall and shale seating area or space for planted pots etc.

The external space is no doubt highly suited to buyers who relish an easy low maintenance exterior space, parking & of course being positioned in the heart of Welsh Row – the town centre living on offer a short stroll away.



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

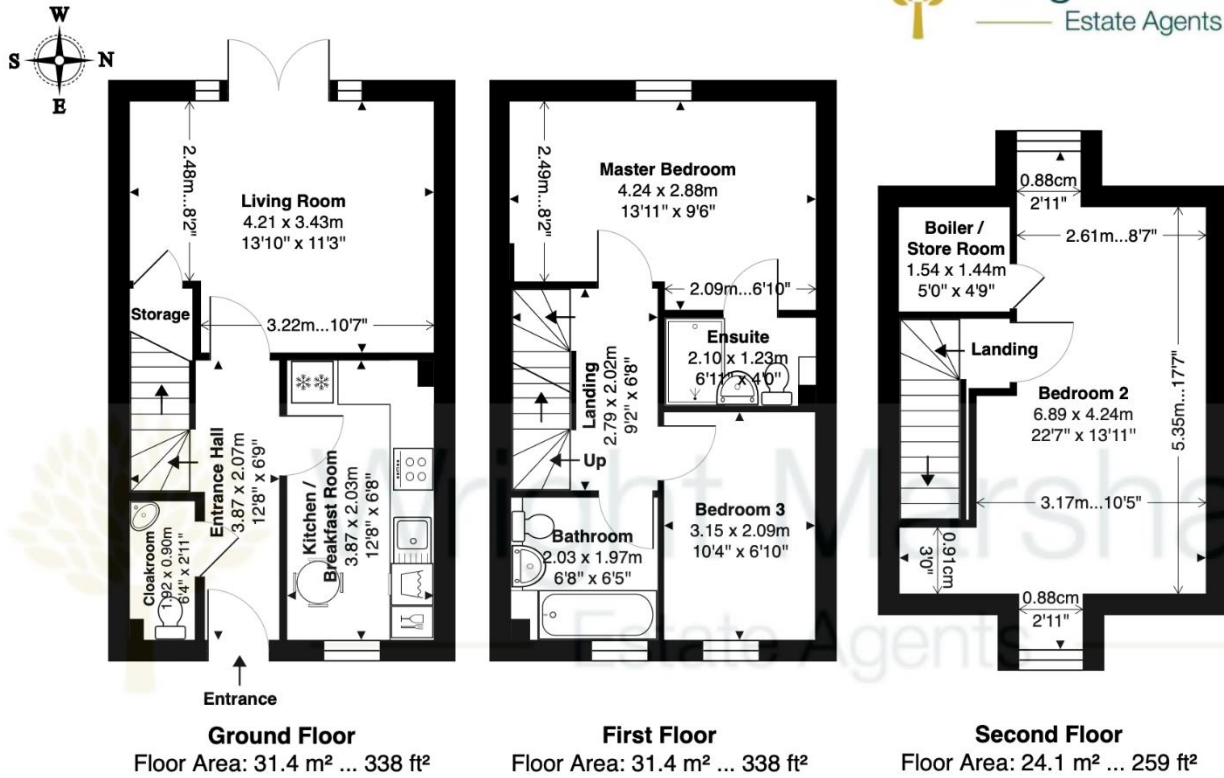
We can help you fund your new purchase with mortgage advice!

** 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.







7 SECOND WOOD STREET, NANTWICH, CHESHIRE, CW5 5EQ

Approximate Gross Internal Area: 86.9 m² ... 935 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 Sancese from Green House EPC 2026. Copyright.