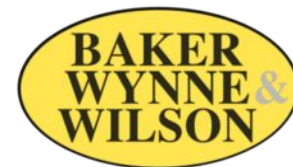




37 Millstone Lane, Nantwich

Guide Price **£174,950**



in association with



37 Millstone Lane

Nantwich, Nantwich

Upon entering this mid terraced house, you are greeted by a spacious reception room on the ground floor, perfectly suited for both relaxing and entertaining. Upstairs, the property comprises two well-proportioned bedrooms, including a generous master bedroom that offers plenty of space for furnishings and personal retreat. Car parking space to rear. Walking distance of Nantwich town centre. Double glazed and gas central heating.

The property's layout is both functional and flexible, making it an excellent choice for first-time buyers, couples, or small families seeking comfortable and manageable accommodation.

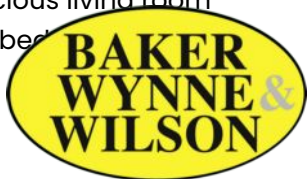
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Rear vehicular access to parking
- Bathroom
- Two Bedrooms
- Rear Entrance Hall
- Convenient Location
- Living Room
- Kitchen
- Modern kitchen
- Spacious living room
- Two bedrooms



37 Millstone Lane

Nantwich, Nantwich



LOCATION & AMENITIES

This delightful property is situated in an enviable location within a few minutes walking distance of Nantwich town centre, which can be reached via Millstone Lane, South Crofts, Monks Lane and onto the Square. The historic market town of Nantwich contains an excellent range of urban facilities which combine with a number of interesting buildings creating a pleasant living environment. The larger business centre of Crewe is 5 miles with its fast intercity railway (London Euston 90 minutes, Manchester 40 minutes) is 4 miles, Chester 20 miles, Stoke on Trent 20 miles and the M6 motorway (junction 16) 10 miles.

Living Room

11' 11" x 12' 0" (3.64m x 3.65m)

Kitchen

9' 0" x 12' 0" (2.74m x 3.65m)

Bathroom

4' 6" x 6' 7" (1.38m x 2.00m)

Rear Porch

2' 11" x 6' 7" (0.89m x 2.00m)

Landing

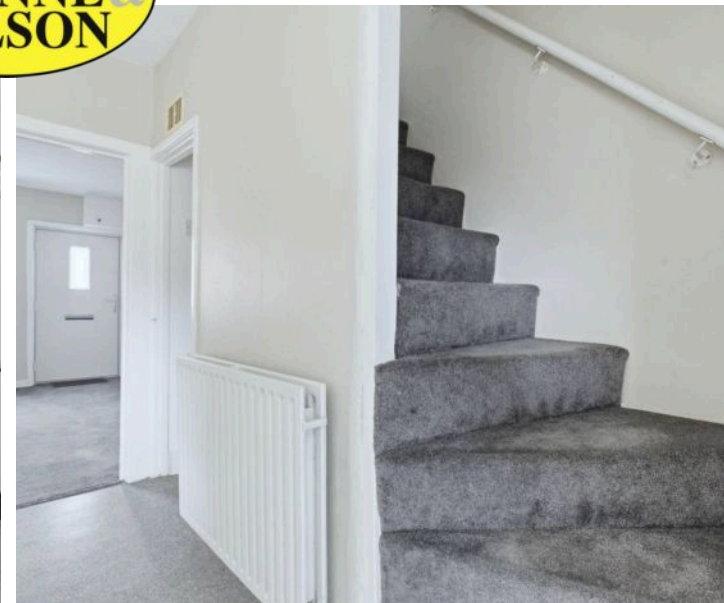
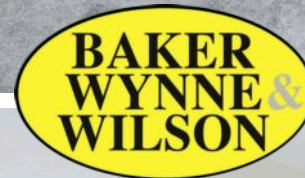
3' 0" x 6' 11" (0.92m x 2.10m)

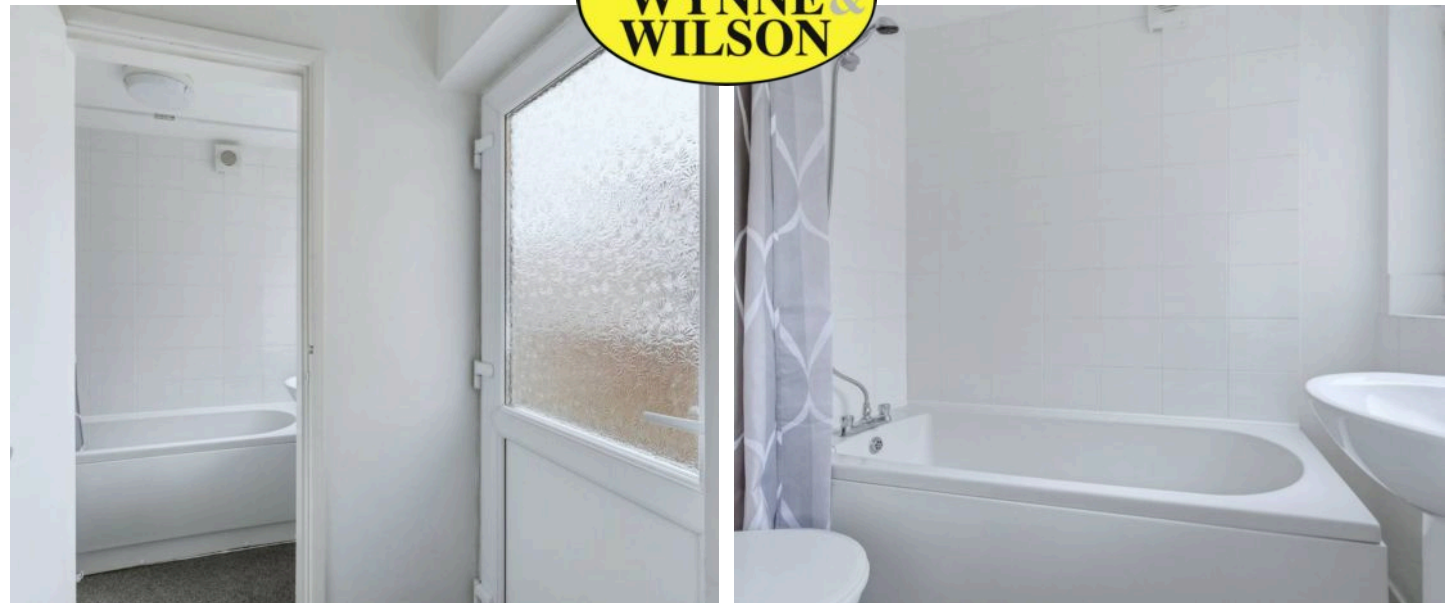
Master Bedroom

12' 0" x 12' 0" (3.65m x 3.67m)

Bedroom 2

9' 0" x 9' 0" (2.75m x 2.75m)







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WILSON**

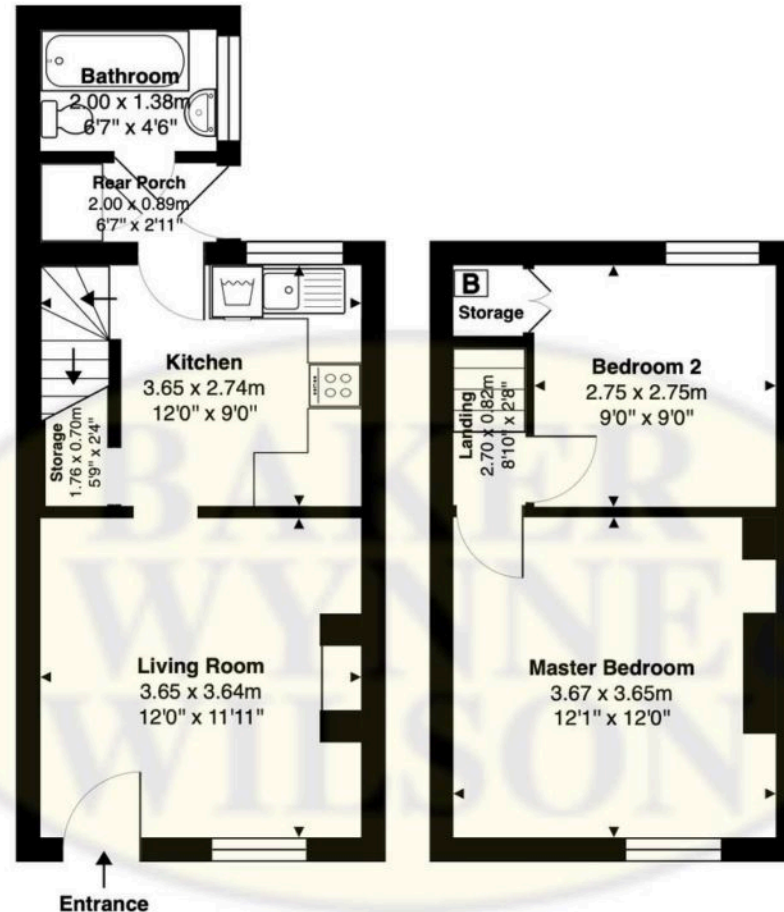
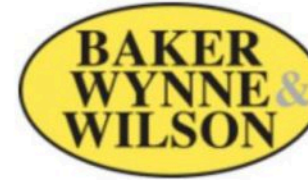




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Ground Floor

Floor Area: 29.1 m² ... 313 ft²

First Floor

Floor Area: 23.9 m² ... 258 ft²

37 MILLSTONE LANE, NANTWICH, CHESHIRE, CW5 5PH

Approximate Gross Internal Area: 53.0 m² ... 570 ft²

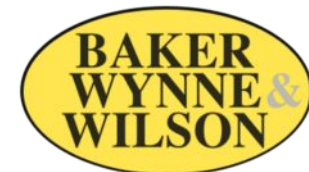
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Baker Wynne & Wilson

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