



'NUNAPPLETON HOUSE' | 88 WELSH ROW | NANTWICH | CHESHIRE | CW5 5ET | OFFERS OVER £350,000





An extremely impressive & captivating period residence located on historic Welsh Row in the delightful town of Nantwich. Wonderfully set in a highly convenient position whilst being situated in the heart of Nantwich with superb amenities, facilities & transport links close to hand the outstanding property certainly offers a perfect position.

This beautiful three bedroom terraced town house boasts an abundance of character features that are sure to enchant buyers including exposed beams & decorative fireplaces. As you step inside, you are greeted by a cosy reception room with decorative fireplace which leads beyond to a stunning kitchen and additional spacious reception room all of which offers ample space for entertaining or relaxing with your loved ones. The property features three well proportioned bedrooms, and stylish bathroom providing a comfortable and peaceful retreat for the whole family.

The stunning walled rear garden is a hidden gem, enabling buyers ample scope for relaxing, entertaining and cultivating too, all within a wonderfully private setting.

Nestled off the historic Welsh Row, this property offers a unique blend of history & modern comfort.

Rarely does a home of such quality come to market, particularly in such well maintained condition.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### 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 beyond the turn for Queens Drive & further along the property will be observed on the right 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 1 hr 30mins.

Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



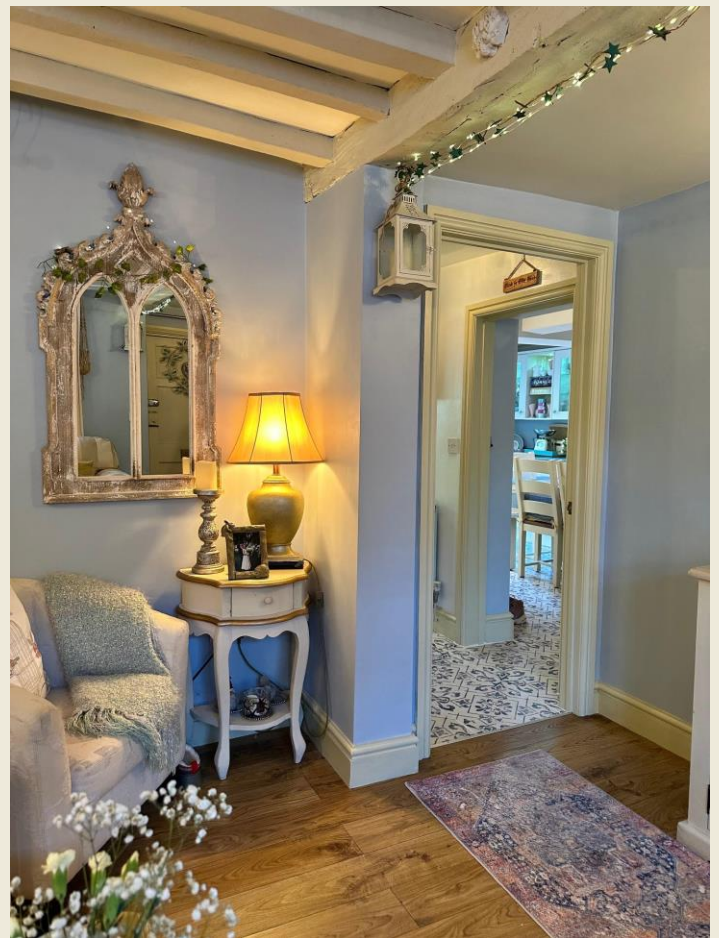








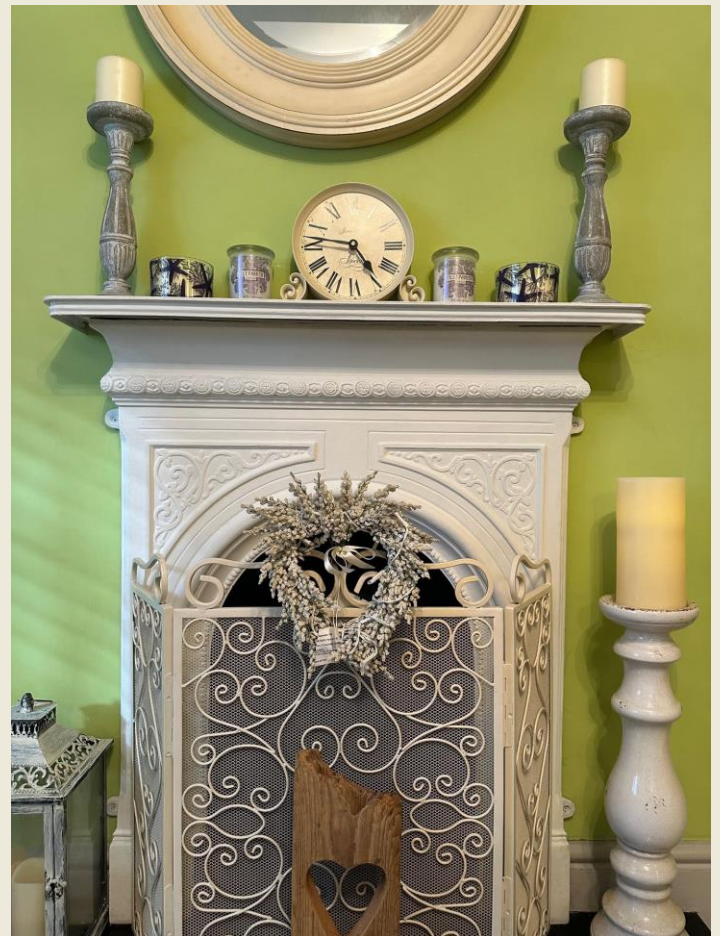
THE ACCOMMODATION:-  
With approximate dimensions, comprises;  
  
LIVING ROOM (13'2 x 12'9)







SNUG (11'4 x 11'2)







KITCHEN (8'6 x 8'3)



UTILITY ROOM (4'9 x 2'11)

BREAKFAST DINING ROOM (12'11 x 10'9)







INNER HALL



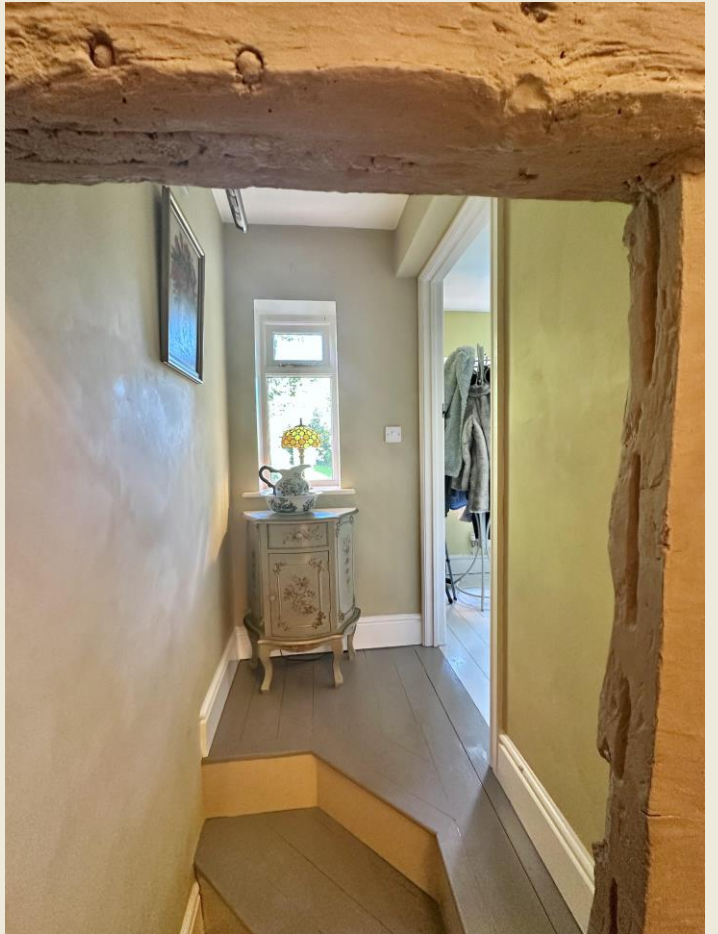
CLOAKS WC







FIRST FLOOR LANDING







BEDROOM ONE (13'5 x 13'4)

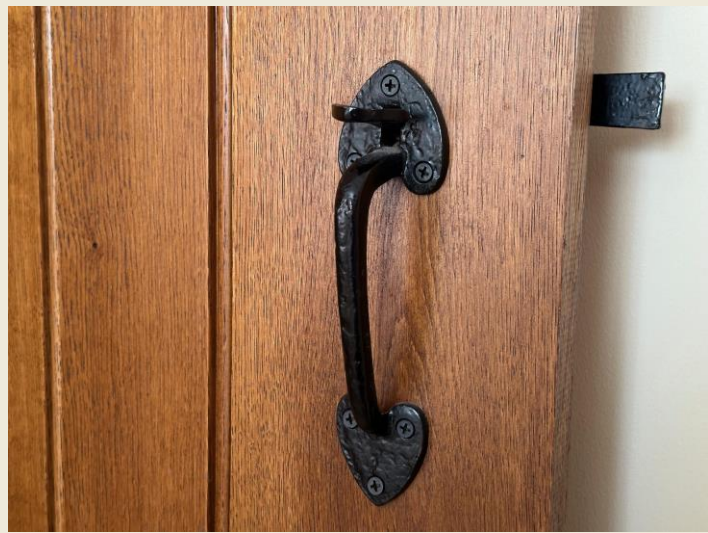
BEDROOM THREE (8'7 x 8'5)







BEDROOM TWO (11'4 x 10'10)







BATH & SHOWER ROOM (8'3 x 7'6)







#### EXTERIOR

A surprisingly large rear garden being completely enclosed is an absolute wonderful space – and very unexpected. The garden is a particular feature of this characterful property being of a good size with an attractive paved patio terrace with complimentary dwarf walls and steps leading up to a raised lawn and a garden shed. Courtesy lights create a pleasant ambience & there is certainly much opportunity for buyers to further cultivate the space if required.

#### EPC RATING: D

#### COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water & electricity 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](mailto: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](mailto: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.









