



22 MANOR ROAD NORTH | NANTWICH | CHESHIRE | CW5 5NW | OIRO £249,950





An excellent opportunity to acquire a mature three bedroom semi detached house standing in a highly convenient location in the town centre.

There is a wonderful river view to the rear which is truly captivating and provides an unexpected feature.

The accommodation briefly comprises; Entrance Hall, spacious Living Dining Room, Kitchen, Rear Hall, WC, Shower Room.

First Floor Landing, Bedroom One (front) and Bedroom Two & Bedroom Three with the super outlook to the rear towards the river.

Unusually there is a large lawned front garden and extensive driveway which could be further enlarged if required to create space for campervan, motorhome etc. The rear garden offers easy maintenance paved courtyard style space with seating areas & rear gate leading to the pleasant river walk leading into the heart of town. Interestingly buyers also have scope to extend the existing accommodation if required, subject to any necessary consents and planning permissions etc.

Located in an established area within the town centre close to all the fantastic amenities on offer, the excellent house benefits from a friendly community atmosphere.

**NO CHAIN**

**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 right into Beam Street & turn left into Manor Road. Turn left into Manor Road North where the property will be observed on the left hand side.

#### 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.

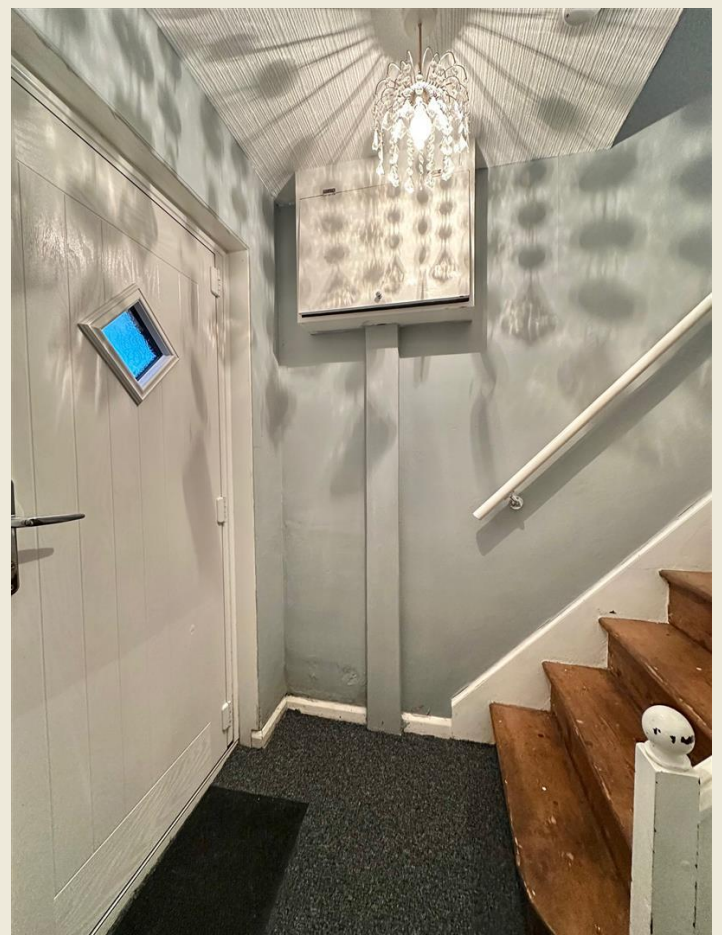
The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of 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







LIVING DINING ROOM 17'3 x 14'0







KITCHEN 9'4 x 7'6



SHOWER ROOM 7'7 x 4'3

REAR PORCH

CLOAKS WC 4'2 x 2'10







FIRST FLOOR LANDING

BEDROOM ONE 17'3 x 9'5







BEDROOM TWO 12'3 x 8'5

BEDROOM THREE 9'5 x 8'6



#### EXTERIOR

Standing in a wonderful convenient location within the town centre. Unusually there is a large lawned front garden and extensive driveway which could be further enlarged if required to create space for campervan, motorhome etc. The rear garden offers easy maintenance paved courtyard style space with seating areas & rear gate leading to the pleasant river walk leading into the heart of town. Interestingly buyers also have scope to extend the existing accommodation if required, subject to any necessary consents and planning permissions etc.

EPC RATING: C

COUNCIL TAX BAND: B

#### 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.

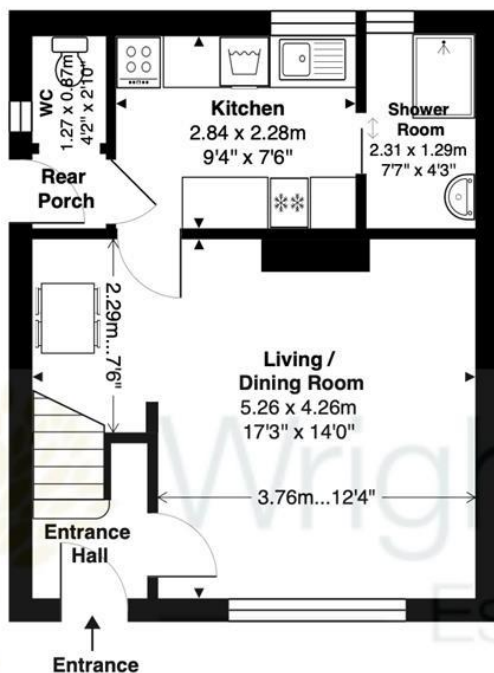




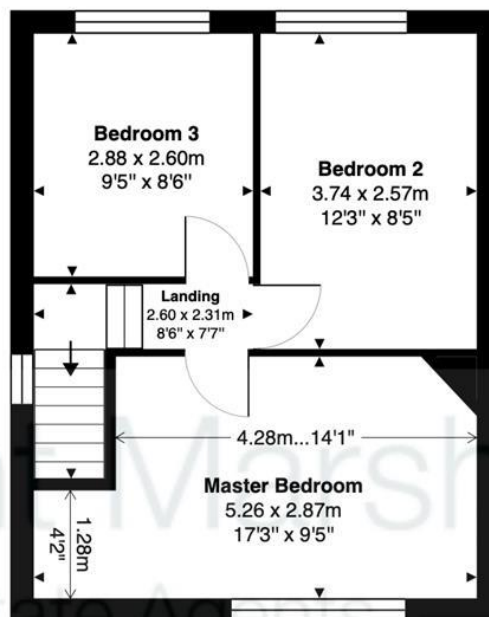




**Wright Marshall**  
Estate Agents



**Ground Floor**  
Floor Area: 35.1 m<sup>2</sup> ... 378 ft<sup>2</sup>



**First Floor**  
Floor Area: 35.2 m<sup>2</sup> ... 379 ft<sup>2</sup>

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Approximate Gross Internal Area: 70.3 m<sup>2</sup> ... 757 ft<sup>2</sup>

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.  
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

**Wright Marshall**  
Estate Agents

**Tel : 01270 625410**

Wright Marshall

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**wrightmarshall.co.uk**