



Wright Marshall
Estate Agents

'HAMPTON HOUSE', 88 SHREWBRIDGE ROAD,
NANTWICH CW5 7AA

OFFERS OVER £550,000



88 SHREWBRIDGE ROAD, NANTWICH, CHESHIRE, CW5 7AA

All Building Parts Approximate Gross Internal Area: 202.2 m² ... 2176 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.
Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



56 High Street, Nantwich, Cheshire, CW5 5BB
T. 01270 625410 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

NO CHAIN
Superbly situated overlooking Brookfield Park, this delightful imposing period three bedroom semi detached house offers a desirable blend of character & modernity. Ideal for families and professionals alike there are many notable features including magnificent stained glass & plasterwork and inscribed name stone above the entrance door. Natural light floods through the property. Externally the garden presents a lovely space for outdoor activities and whilst being within easy reach of local amenities, schools, and transport links, this exemplary house is not just a home, but a lifestyle choice. With its blend of modern living and traditional charm, this property is sure to appeal to a wide range of buyers.

DESCRIPTION

NO CHAIN - MOTIVATED SELLER (unexpectedly back on the market).

Nestled in the charming town of Nantwich, this delightful imposing period semi detached house offers a perfect blend of character & modernity. The property is ideal for families and professionals alike. Greeted by its attractive façade, which hints at the warmth and character found within the interior boasts spacious living areas, designed to provide a welcoming atmosphere for both relaxation and entertaining. Natural light floods through the windows, enhancing the inviting feel of the home whilst beautiful original features have been retained including stunning stained glass, ceiling roses, plasterwork. The well-appointed kitchen diner is a fantastic space featuring modern appliances and ample storage, making it a joy for any home cook. Adjacent to the kitchen, the dining area provides a perfect setting for family meals or gatherings with friends. The property includes several comfortable bedrooms, each offering a peaceful sanctuary for rest. The outstanding well appointed & generously proportioned accommodation boasts a wealth of versatile space. Outside, the garden presents a lovely space for outdoor activities, gardening, or simply enjoying the fresh air. It is a wonderful area for children to play or for hosting summer barbecues. Located within easy reach of local amenities, schools, and transport links, this exemplary house is not just a home, but a lifestyle choice. With its blend of modern living and traditional charm, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely house your new home.

DIRECTIONS

ON FOOT: From the agents office on High Street turn left into Mill Street & proceed over the traffic lights across Waterlode. Turn left and take the right turn into Shrewbridge Road where the property will be observed on the right hand side.
BY CAR: From the agents office on High Street continue along Hospital Street to the mini roundabout. Turn right passing Morrisons and continue ahead at the roundabout into Waterlode. Turn left into Shrewbridge Road where the property will be observed on the right hand side.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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;

ENCLOSED ENTRANCE PORCH

MAGNIFICENT ENTRANCE HALL

24'2 x 9'2 (7.37m x 2.79m)

LIVING ROOM (RECEPTION ROOM ONE)

18'0 x 14'11 (5.49m x 4.55m)

FORMAL DINING / SITTING ROOM (RECEPTION ROOM TWO)

16'5 x 15'3 (5.00m x 4.65m)

KITCHEN DINER

21'8 x 8'11 (6.60m x 2.72m)

UTILITY ROOM

8'9 x 3'4 (2.67m x 1.02m)

SHOWER ROOM & WC

8'9 x 6'0 (2.67m x 1.83m)

GALLERIED FIRST FLOOR LANDING

15'1 x 7'7 (4.60m x 2.31m)

BEDROOM ONE (FRONT)

18'0 x 15'0 (5.49m x 4.57m)

BEDROOM TWO

16'3 x 12'8 (4.95m x 3.86m)

FAMILY BATHROOM

13'0 x 4'4 (3.96m x 1.32m)

INNER LANDING

BEDROOM THREE

11'11 x 8'11 (3.63m x 2.72m)

LOFT ROOM

13'5 9'9 (4.09m 2.97m)

EXTERIOR

The property enjoys delightful gardens including a lawned front garden with pretty panting. There is an excellent size Tarmacadam driveway to the side of the property leading to the detached single garage. The rear garden is the perfect spot to relax & entertain with lawn, deep planted flower bed, patio areas & summerhouse. There is also direct access via gate through a well established evergreen hedge out to the Lake with its

surrounding pretty walks. The most notable feature is the outstanding view over Brookfield Park to the front.

SINGLE GARAGE

18'0 x 9'4 (5.49m x 2.84m)

EPC RATING: E

COUNCIL TAX BAND: E

SERVICES

All mains gas, electricity, drainage and water services are connected (subject to statutory undertakers costs & conditions). Gas central heating. 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

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.

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 , 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; , 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.