



30 CAPEL WAY | NANTWICH | CHESHIRE | CW5 5UG | OFFERS IN THE REGION OF £265,000



## Stylish Three-Storey Townhouse with Three Bedrooms, Three Bathrooms & Garage

Set within a well-regarded modern development, this beautifully & extremely impeccably well presented three-bedroom, three-bathroom mid-mews townhouse offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living or professional buyers seeking both comfort and convenience. The property enjoys an attractive contemporary façade and benefits from a private driveway leading to a former integral single garage now providing a boot room / gym & separate workshop / store which could if required, be converted back.

Internally, the ground floor offers a welcoming entrance hallway with access to the garage and a generous reception room or versatile third bedroom, ideal for guests, a home office or snug. A modern shower room on this level adds excellent flexibility for multi-generational living or visiting guests.

The first floor forms the heart of the home, featuring a bright and spacious living room filled with natural light, alongside a stylish fitted kitchen designed for both everyday living and entertaining. Well-appointed with modern units & work surfaces this space offers a practical yet contemporary finish.

To the second floor are two excellent double bedrooms, including a superb principal suite complete with built in wardrobes & its own en-suite shower room, while a further family bathroom serves the remaining bedroom. The thoughtful three-bathroom layout ensures convenience and comfort for busy households.

Externally, the property benefits from a low-maintenance frontage, off-street parking and a private cul de sac setting within this popular residential location, ideally positioned for local amenities, reputable schools, transport links and green spaces. The chic rear garden presents space for relaxing & entertaining with its faux lawn and attractive planting yet requires little maintenance.

This is an outstanding opportunity to acquire a modern, move-in-ready home offering space, flexibility and stylish living across three floors.

**EARLY VIEWING IS HIGHLY RECOMMENDED**





#### DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights. At the junction with Welsh Row proceed ahead along Waterlode and turn left at the traffic lights into Fairfax Drive. Turn right into Capel Way & bear right into the small cul de sac 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 19'10 x 6'6



BEDROOM THREE 9'1 x 8'2

SHOWER ROOM / WC 9'5 x 2'9



UTILITY ROOM 6'1 x 5'7

BOOT ROOM / GYM 9'4 x 7'9

WORKSHOP / STORE 7'9 x 7'1





FIRST FLOOR LANDING

KITCHEN 8'5 x 8'3





LIVING DINING ROOM 16'11 x 14'7





SECOND FLOOR LANDING

MASTER BEDROOM ONE 13'10 x 8'8



ENSUITE SHOWER ROOM 5'7 x 5'4

BEDROOM TWO 14'5 x 11'3





#### FAMILY BATHROOM 6'11 x 5'7

#### EXTERIOR

The property enjoys a neat garden frontage with pathway to the front entrance along with a driveway. The delightful easy to maintain garden to the rear features faux lawn and pretty gravelled areas intermingling with a stunning planting scheme, making the garden incredibly easy to maintain. With ample space for relaxation & entertaining it is a great prospect for anyone who doesn't wish to be tied to constant maintenance and instead prefers spending time elsewhere (the property is perfect to lock up & leave house).

#### EPC RATING: C

#### COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water, drainage & 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

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.



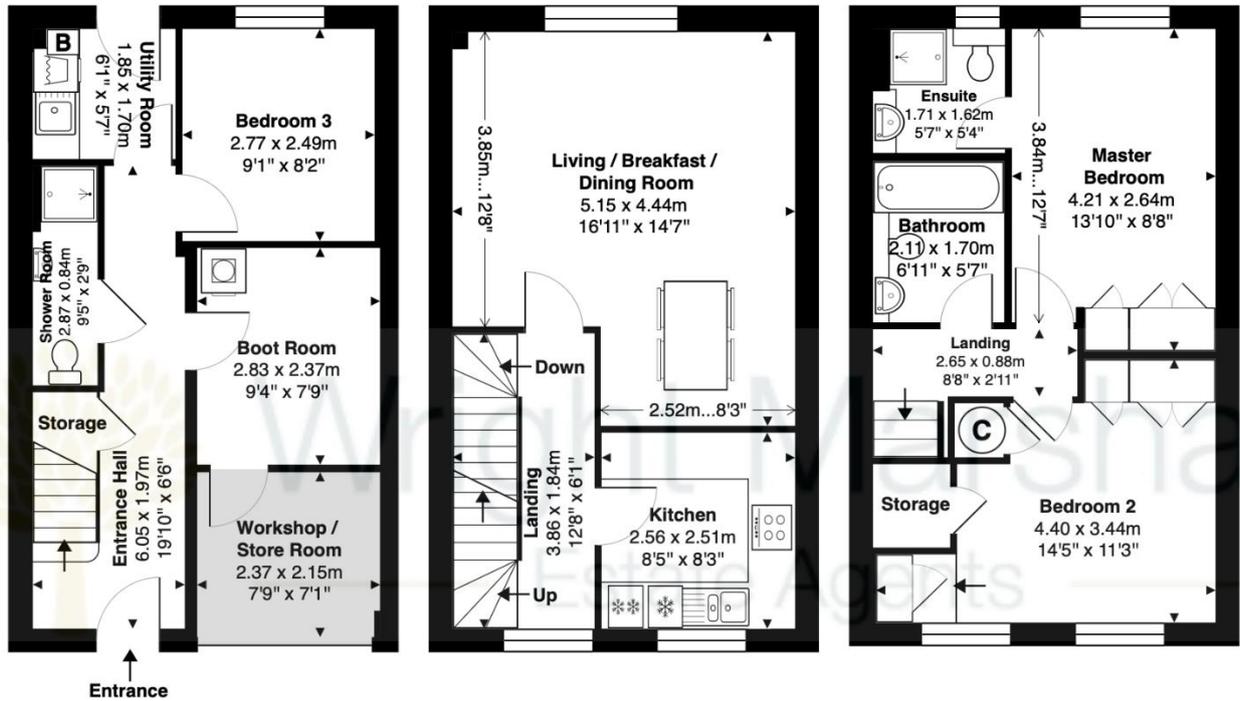
#### FINANCIAL ADVICE

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

\*\* Contact one of our sales team today on 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.





**Ground Floor**  
Floor Area: 35.4 m<sup>2</sup> ... 381 ft<sup>2</sup>

**First Floor**  
Floor Area: 34.6 m<sup>2</sup> ... 373 ft<sup>2</sup>

**Second Floor**  
Floor Area: 34.4 m<sup>2</sup> ... 371 ft<sup>2</sup>

**30 CAPEL WAY, NANTWICH, CHESHIRE, CW5 5UG**

Approximate Gross Internal Area: 104.5 m<sup>2</sup> ... 1124 ft<sup>2</sup>

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.