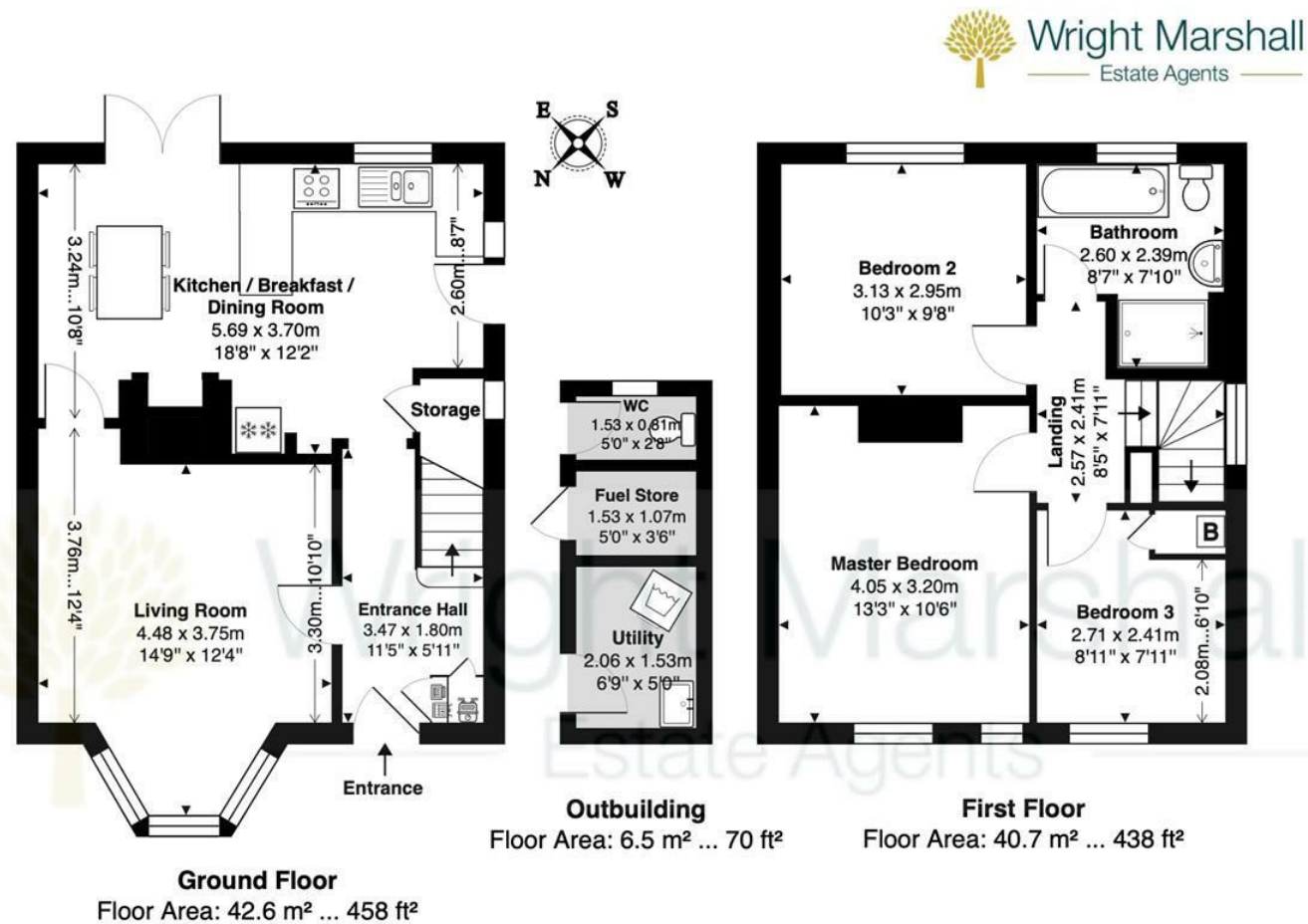




33 WEAVER ROAD, NANTWICH, CHESHIRE, CW5 5NP

Approximate Gross Internal Area: 89.7 m² ... 966 ft² Includes Outbuilding

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.



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.
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Standing in a highly convenient location within the town centre the superb mature three bedroom semi detached house stands on a highly generous plot with extensive parking & excellent size rear garden. The inviting living areas provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy environment throughout. The kitchen diner is a well-designed space making it a joy to prepare meals and gather with loved ones. Situated in Nantwich, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The town is known for its rich history and vibrant community, providing a wonderful backdrop for everyday life.

DESCRIPTION

Generously positioned on an extremely spacious corner plot position, this excellent mature three bedroom semi detached house offers excellent enhanced & fully modernised accommodation over two floors with a super lawned rear garden and plenty of off road parking. Offering a perfect blend of comfort and convenience, plenty of town centre facilities are located just a short distance away. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office plus externally there are outhouses which offer plenty of scope for buyers to create their own individual space.

The accommodation briefly comprises; Entrance Hall, Living Room, Kitchen Diner with feature decorative fireplace and Pantry, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom with separate shower. The inviting living areas provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy environment throughout. The kitchen diner in particular is extremely comfortable, functional and well-equipped, making it a joy to prepare meals and gather with loved ones. Outside, the property benefits from an unusually wide driveway to the front enabling ample parking and a generous manageable lawned rear garden to the rear offering a lovely spot for outdoor activities, relaxing and entertaining. Situated in Nantwich, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The town is known for its rich history and vibrant community, providing a wonderful backdrop for everyday life. This semi-detached house on Weaver Road presents a fantastic opportunity for those looking to settle in a friendly neighbourhood with all the conveniences of modern living.

DIRECTIONS

Proceed out of Nantwich along Millstone Lane & at the traffic lights continue into Barony Road (which runs alongside the pretty Barony Park). Turn left into Weaver Road and the property will be observed on the left 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;

ENTRANCE HALL

11'5 x 5'11 (3.48m x 1.80m)

LIVING ROOM

14'9 x 12'4 (4.50m x 3.76m)

KITCHEN DINER BREAKFAST ROOM

18'8 x 12'2 (5.69m x 3.71m)

FIRST FLOOR LANDING

BEDROOM ONE

13'3 x 10'6 (4.04m x 3.20m)

BEDROOM TWO

10'3 x 9'8 (3.12m x 2.95m)

BEDROOM THREE

8'11 x 7'11 (2.72m x 2.41m)

BATHROOM

8'7 x 7'10 (2.62m x 2.39m)

EXTERIOR

Standing on a spacious corner plot the renovated front driveway and pathway enables easy parking for several vehicles. Gated side access leads to the side outhouses (laundry room & store which offer ample scope for enhancement for a variety of uses if required), opening to the generous lawned rear garden which enjoys not being overlooked to the rear.

LAUNDRY / UTILITY ROOM

6'9 x 5'0 (2.06m x 1.52m)

CLOAKS WC

5'0 x 2'8 (1.52m x 0.81m)

STORE

5'0 x 3'6 (1.52m x 1.07m)

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (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.

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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, 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.