



'EAST GABLES', 72 WELSH ROW | NANTWICH | CHESHIRE | CW5 5ET | OFFERS OVER £535,000



Nestled in the historic Welsh Row, this charming historic **DOUBLE FRONTED** semi-detached house in Nantwich offers a delightful blend of character features, period atmosphere and modern living. With three well-proportioned bedrooms, this fine deceptively spacious home is perfect for families or those seeking a tranquil retreat in a vibrant town with an abundance of facilities just a pleasant stroll away.

As you step inside, you will be greeted by a wealth of character, featuring exposed beams and beautiful oak flooring that exude warmth and charm. The sash windows allow natural light to flood the space, creating a bright and inviting atmosphere throughout the home.

The high-quality kitchen is a true highlight, boasting elegant granite work surfaces that provide both style and functionality, making it an ideal space for culinary enthusiasts.

The property also features three elegantly presented reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. Each room offers a unique charm and in fact flexibility, allowing for versatile use according to your lifestyle needs.

Step outside to discover the glorious two-tiered enclosed rear courtyard, a perfect oasis for outdoor relaxation or al fresco dining. This private space is ideal for enjoying the outdoors without being a slave to high maintenance making it a wonderful extension of your living area.

On-street parking is available, ensuring convenience for you and your guests.

This property is not just a house; it is a beautiful enchanting home filled with character and charm, situated in one of Cheshire's most sought-after locations.

**NO CHAIN**





#### 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. 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 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;

REAR HALL 8'3 x 5'2

ENTRANCE VESTIBULE

RECEPTION DINING ROOM 15'10 x 12'1





LIVING ROOM 15'8 x 14'2

SITTING ROOM (POTENTIAL HOME OFFICE / SNUG) 15'7 x 11'0





SPACIOUS KITCHEN BREAKFAST ROOM 17'1 x 14'5

FIRST FLOOR LANDING



UTILITY ROOM 10'3 x 8'5

CLOAKS WC 4'6 x 3'8





REAR LANDING 8'0 x 2'10

FAMILY BATH & SHOWER ROOM 10'9 x 8'1





MASTER BEDROOM ONE 19'1 x 16'0

BEDROOM TWO 16'6 x 11'11

ENSUITE WC 5'1 x 3'8





BEDROOM THREE 14'3 x 10'0

EPC RATING: D

COUNCIL TAX BAND: E



#### EXTERIOR

The property conceals a most wonderful & elegant walled rear garden designed on two levels for maximum benefit.

The lower level is a superb paved patio being the perfect spot for relaxing, lounging on a sunny day or entertaining. Small steps & handrail rise to the upper gravelled garden, with pretty clipped Box shrubs & Hydrangeas.

A timber summer house enables the full enjoyment of the properties highly attractive rear elevation with beautiful Virginia Creeper (none intrusive).

In all the garden is a charming & sophisticated space for discerning buyers to relish whilst equally the low maintenance also serves well should buyers wish to use the property as a periodic or indeed full time 'lock & leave' home.

#### 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. 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

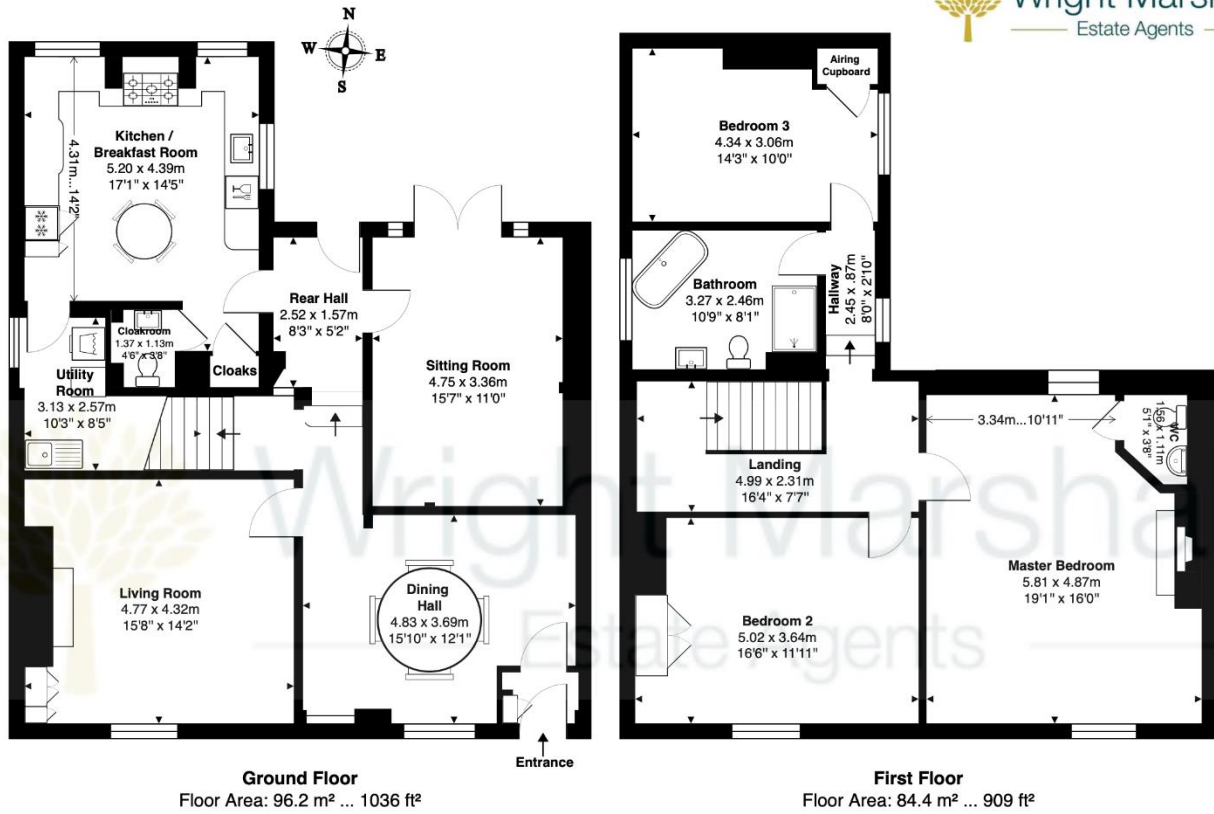
We can help you fund your new purchase with mortgage advice!

\*\* 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.







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Approximate Gross Internal Area: 180.7 m<sup>2</sup> ... 1945 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.  
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