



38 SHREWBURGH ROAD | NANTWICH | CHESHIRE | CW5 7AA | OFFERS IN THE REGION OF £335,000



Elegant Victorian town house with Parking, Garage & Rear Garden – Prime Town Centre Location

Positioned within one of the town centre's most sought-after addresses, this beautifully appointed & highly attractive three-bedroom Victorian end terraced town residence combines timeless period character with practical modern living, all within easy walking distance of shops, cafés, transport links and local amenities.

The property boasts immediate curb appeal, with its classic red-brick façade, bay-fronted elevation and traditional architectural detailing. Internally, the home offers well-balanced accommodation ideal for families and professionals alike. The ground floor features a welcoming entrance hallway leading to a bright and spacious bay-fronted reception room with space for wood burning stove, complemented by a further reception/dining area to the rear fitted with Travertine tile flooring, creating excellent space for both everyday living and entertaining. The kitchen which was bespoke built by 'Pine Land' is well arranged with good storage, granite work surfaces & fitted with Travertine tile floor, with access to the separate WC and door into the garden beyond.

Upstairs, the first floor provides three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom ideal as a nursery, guest room or home office. A stunning shower room fitted with Porcelanosa tiles serves the accommodation well. Externally, the property continues to impress.

To the rear is a private enclosed paved two tier garden, offering a pleasant outdoor space for relaxation, gardening or al fresco dining. The home further benefits from the rare advantage of off-street parking and a detached single garage, a highly desirable feature for such a central location.

This is a superb opportunity to acquire a characterful Victorian home offering space, convenience and long-term appeal in the heart of the town.

EARLY VIEWING IS HIGHLY RECOMMENDED





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 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 ROOM 13'5 x 10'7





BREAKFAST / DINING ROOM 12'2 X 10'11





KITCHEN 12'10 X 8'4



UNDERSTAIRS PANTRY

CLOAKS WC 5'3 X 3'5





GALLERIED FIRST FLOOR LANDING 12'4 X 4'10

BEDROOM TWO 12'2 X 9'0

BEDROOM THREE 8'5 X 7'10





SHOWER ROOM 7'3 X 5'5

BEDROOM ONE (FRONT) 14'1 X 11'4



EXTERIOR

The property enjoys a neat garden frontage with low wall. The delightful easy to maintain garden to the rear is decked & forms two tiers. With ample space for pots and planters 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). There is an excellent size driveway to the rear of the property approached between No 52 & No 54 Shrewbridge Road, with space for two/three vehicles plus a detached single garage. A notable feature is the outstanding view to the rear from the property which makes this an extremely special location.

DETACHED SINGLE GARAGE 17'9 X 10'2

LOG STORE 4'11 x 3'5



EPC RATING: D

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

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.

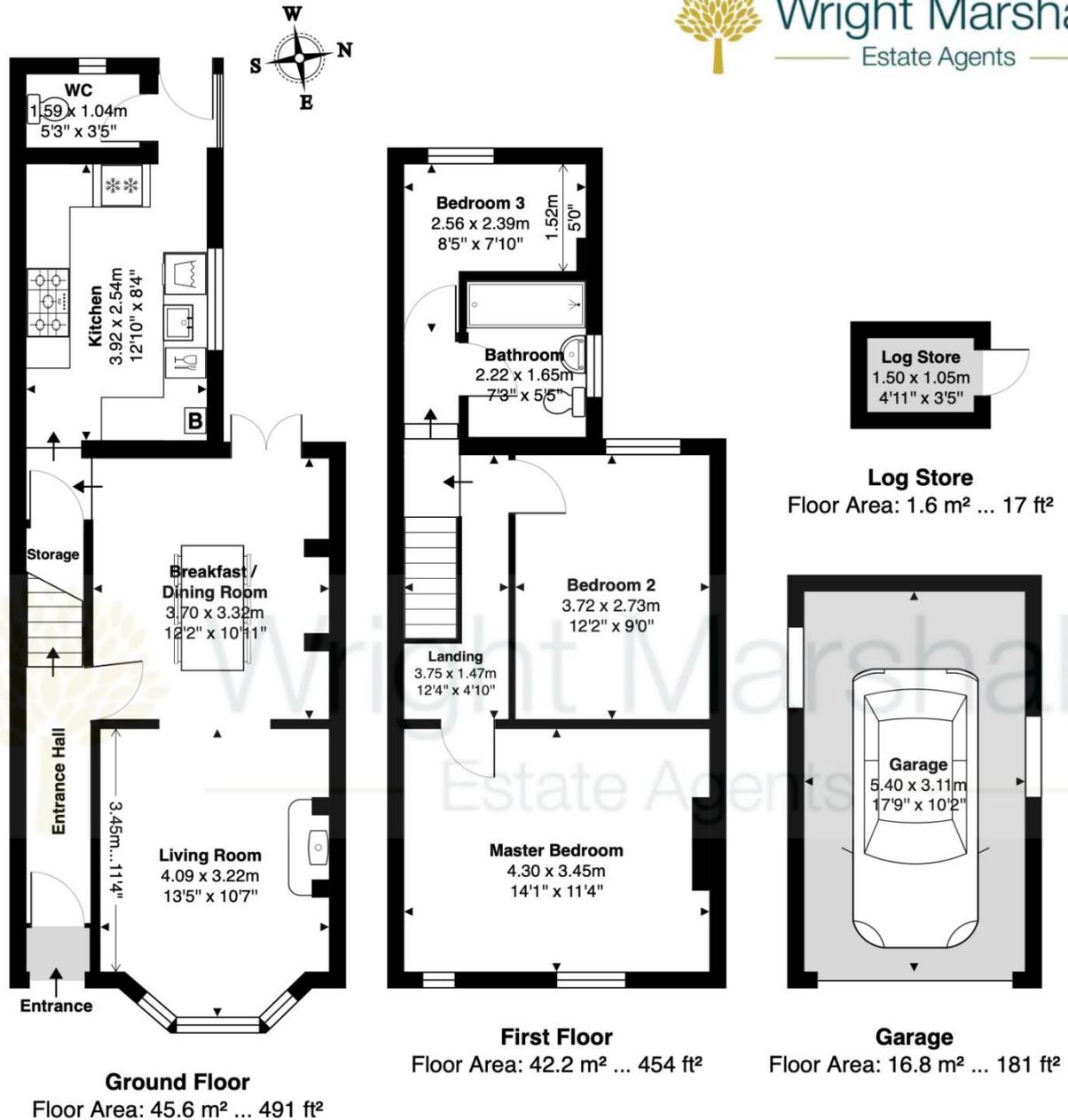
FINANCIAL ADVICE

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.





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Approximate Gross Internal Area: 106.1 m² ... 1142 ft² Includes Log Store / Garage

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.