



19 PENLINGTON COURT | NANTWICH | CHESHIRE | CW5 6SA | GUIDE PRICE £375,000



Set on a generous corner plot, the bungalow offers ample outdoor space, providing a lovely garden area that can be enjoyed throughout the seasons. The property also presents significant potential for extension to the rear, allowing you to tailor the home to your specific needs and preferences, should you wish to expand. Situated in a highly regarded & sought after cul de sac position in a delightful leafy & established residential locality in Nantwich town & within easy walking distance of all the wonderful facilities. The extremely comfortable three bedroom detached true bungalow affords spacious accommodation being well maintained throughout and enjoying a generous corner plot.

The accommodation briefly comprises; Entrance Porch, Entrance Hall, Living Room opening to Dining Room, Kitchen, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Wonderfully inviting, the property stands on an impressively well stocked plot with enchanting gardens to both the front & rear including lawns, gravelled areas with planting, clipped Box, specimen trees, fruit trees & vegetable plots with greenhouse. There is also a particularly large paved patio with ample room to relax, entertain & perhaps even extend the existing accommodation to the rear (subject to any necessary consents). Detached Single Garage & Tarmacadam driveway.

UPVC Double glazed windows. Gas central heating.

This home is situated in one of Nantwich's most sought-after established locations, known for its friendly community and proximity to local amenities. With its blend of comfort, potential, and prime location, this bungalow is a rare find in today's market. Whether you are looking to settle down or invest, this property is well worth your consideration.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street & at the mini roundabout, take the first turn. At the next roundabout, by 'Churches Mansion' take the first exit & at the next roundabout take the last exit onto Crewe Road. Proceed along Crewe Road and turn left into Mount Drive. Turn left into Penlington Court & the property will be observed on the corner on the left hand side.

NOTE: The property is within easy walking distance of the town centre.

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. 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 PORCH 5'6 x 3'9

ENTRANCE HALL 13'8 x 11'8





LIVING ROOM 14'2 x 11'9

DINING ROOM 9'1 x 8'4





KITCHEN BREAKFAST ROOM 10'7 x 9'11

BATHROOM 6'9 x 5'5





BEDROOM ONE 12'0 x 10'11

BEDROOM TWO 11'9 x 9'10



BEDROOM THREE 8'10 x 8'2

EXTERIOR

The property stands on a wonderful spacious corner plot enjoying charming gardens to the front & rear. Beautifully stocked, the magnificent gardens include a lawned area, deep well stocked borders featuring Lavender, mature specimen tree with clipped low Box hedging beneath, fruit trees & shrubs, large paved entertaining and seating patio, raised vegetable plot & greenhouse. Detached Single Garage to side & Tarmacadam driveway.

DETACHED SINGLE GARAGE 18'7 x 8'7

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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

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, 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.

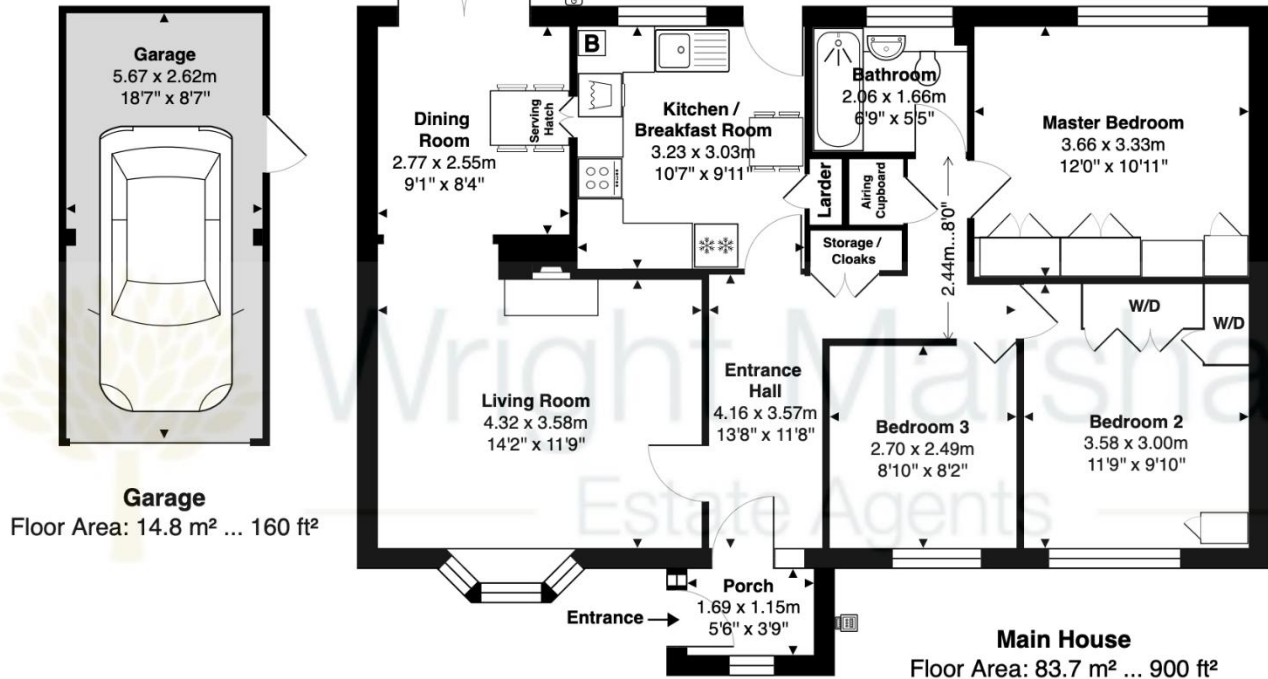








Wright Marshall
Estate Agents



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Approximate Gross Internal Area: 98.5 m² ... 1060 ft² Includes Garage

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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