



19 BIRCHIN LANE | NANTWICH | CHESHIRE | CW5 6JT | OIRO £349,950





Wonderfully positioned in one of the town's most sought after established residential locations, the highly attractive 'classic' period three bedroom, two reception room semi detached house offers immense opportunity for buyers. Recently fitted with new carpets throughout, there is gas central heating & double glazing with security locks.

Standing on a generous plot there is ample scope to reconfigure the existing accommodation if required or extend to the side or rear (subject to any necessary consents).

The superb wonderfully light & well maintained accommodation features a spacious living room has patio doors which open out to the sunny west-facing large garden with patio and seating area.

The second reception room at the front of the house catches the morning sun and overlooks the well stocked front garden with plenty of space for dining and sitting.

Briefly comprises; Entrance Hall, Dining Room (Reception One) with bay window & pleasant front outlook, Living Room (reception two), Kitchen Diner, Cloaks WC.

First Floor Landing, Bedroom One with excellent front outlook & range of fitted wardrobes, Bedroom Two with spectacular view over the garden, Bedroom Three, Bath & Shower Room and Separate WC.

Extensive driveway leading to the Attached Single Garage. Workshop. Lawned front garden with specimen Mountain Ash ornamental tree & pretty Hydrangea shrub. The rear garden is an absolute gem with large lawn, greenhouse, painted timber shed in a complimentary colour to the delightful Lavender & Hydrangea shrubs. There is an excellent variation of shrubs & plants with an ideal paved patio area close to the house making it the best spot for relaxing & entertaining and of course to sit and enjoy the garden vista.

**NO CHAIN**

**AN APPOINTMENT TO VIEW PROMPTLY IS RECOMMENDED**







#### DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Continue ahead to the 'Churches Mansion' roundabout and take the first exit. Take the last exit at the next roundabout onto Crewe Road & proceed. Turn left into Birchin Lane 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 15'6 x 8'5

CLOAKS WC 5'1 x 4'5







LIVING DINING ROOM 14'4 x 12'4







SPACIOUS KITCHEN BREAKFAST ROOM 26'8 x 8'11







SITTING ROOM 17'2 x 11'10

FIRST FLOOR LANDING







BEDROOM ONE 13'0 x 12'4

BATHROOM 8'10 x 6'6

SEPARATE WC 4'7 x 3'0







BEDROOM TWO 12'6 x 11'10



BEDROOM THREE 9'2 x 8'5







#### EXTERIOR

Set well back in a slightly elevated position the traditional style property enjoys an incredibly spacious garden.

An extensive driveway provides an abundance of off road parking which if required, could be further enlarged to the front. Presently there is a lawned front garden with Rowan tree & various shrubs including Hydrangea.

Attached single garage to the side & workshop.

The enchanting rear garden is a mature generous space offering a good degree of privacy and featuring a large lawn with greenhouse, painted timber shed in a complimentary colour to the delightful Lavender & Hydrangea shrubs and a plethora of other shrubs and plants which create a charming harmonious space. There is a paved patio area close to the house making it the best spot for relaxing & entertaining and of course to sit and enjoy the garden vista.

ATTACHED SINGLE GARAGE 16'6 x 12'0

WORKSHOP 12'1 x 5'8

EPC RATING: D

COUNCIL TAX BAND: D

#### 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](mailto: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.







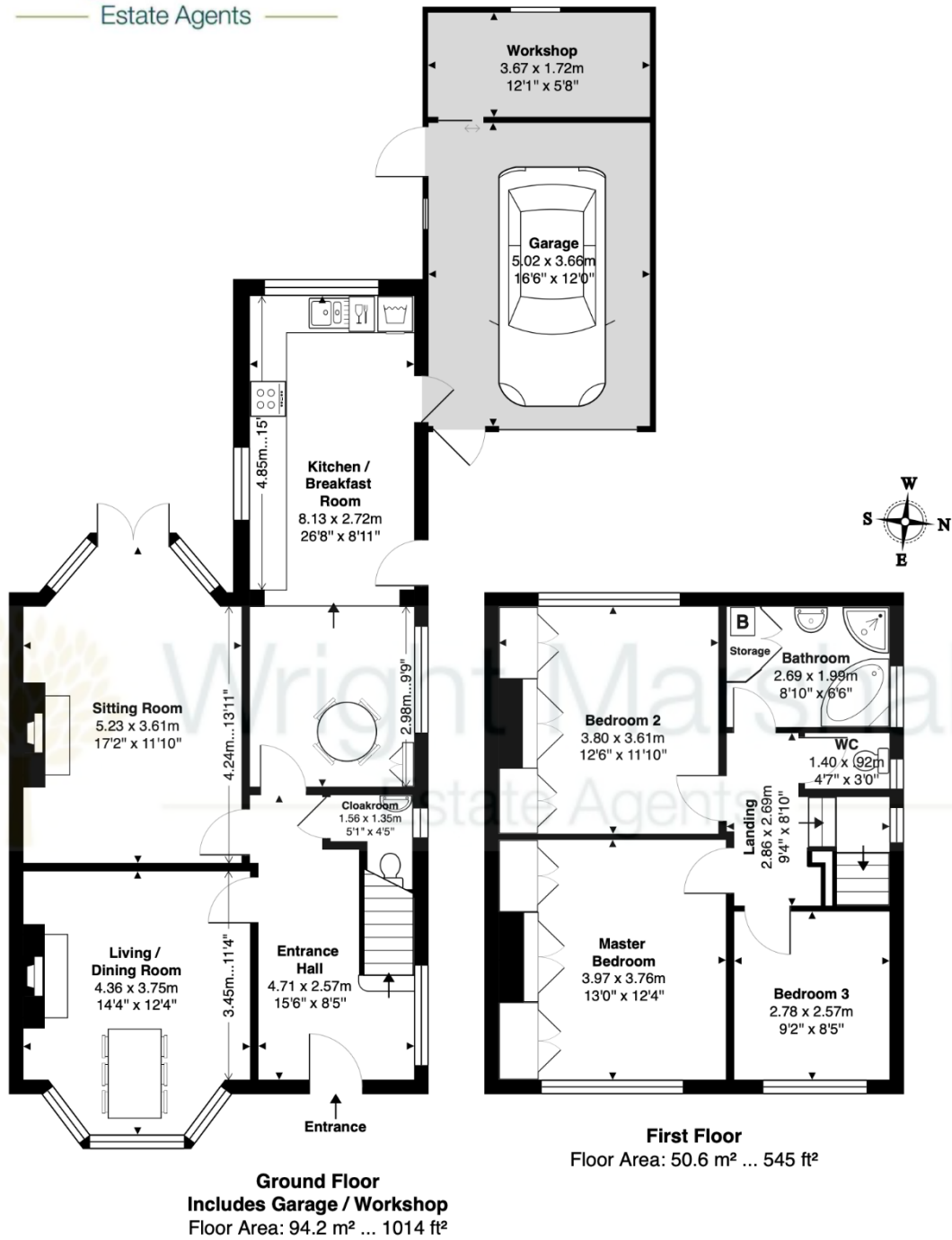








**Wright Marshall**  
Estate Agents



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Approximate Gross Internal Area: 144.8 m<sup>2</sup> ... 1559 ft<sup>2</sup> Includes Garage / Workshop

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.  
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

Wright Marshall  
Estate Agents

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