



## 127-129 Audlem Road, Nantwich

£175,000



GUIDE PRICE £175,000 – £200,000 • A FANTASTIC OPPORTUNITY TO ACQUIRE A CHARACTER PROPERTY WHICH HAS BEEN RECONFIGURED OVER THE YEARS • BURSTING WITH POTENTIAL TO DEVELOP AND CREATE A WONDERFUL, CHARMING, FAMILY HOME • WITHIN WALKING DISTANCE TO NANTWICH TOWN CENTRE & BRINE LEAS SCHOOL HIGH SCHOOL. PERFECT FOR THOSE WHO ARE LOOKING FOR A GREAT SELECTION OF LOCAL AMMENITIES ON THEIR DOORSTEP • SET ON A GENEROUS PLOT SIZE, WITH THE POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSON) • OFFERING PLENTY OF OFF ROAD PARKING FOR MULTIPLE CARS, WITH THE POTENTIAL TO ADD AN ELECTRIC CHARGING POINT IF REQUIRED





**Guide Price: £175,000 – £200,000.** Every masterpiece starts with a BLANK CANVAS and this one is waiting for you to illustrate your style. In brief the layout comprises front door leading into a SPACIOUS KITCHEN DINER, GENEROUS living room with stairs rising to the first floor and OPEN GAS FIREPLACE, TWO DOUBLE BEDROOMS and one single, plus family bathroom comprising; bathtub, WC and hand wash basin. Externally the property benefits from a TREMENDOUS amount of outside space which can be used to your imagination. A great POTENTIAL INVESTMENT with an immense return on offer. Location is key for this property, WALKING DISTANCE from Nantwich town centre and Brine Leas High School making it a great fit for a PROJECT FAMILY home with the ADDED BENEFIT of being a stone's throw away from a bus stop which offers a bus service into the local village of Audlem. So top up your paint palette, and get stuck in! As this home really does have amazing potential for you to put your own STAMP ON IT. Nantwich is a charming and historic market town generally renowned for its beautiful Grade I and Grade II listed architecture including classic examples of Tudor, Georgian, and Victorian buildings, and one of the finest Medieval churches in the country at its heart. The town offers a good selection of independent shops, boutiques, eateries, restaurants, and bars but also provides more extensive facilities including supermarkets and a leisure centre with a famous outdoor brine pool. Education is well catered for locally with a number of highly regarded primary schools, and two secondary schools. Nantwich is conveniently placed for commuter travel, with excellent road links including access to the M6 motorway network via the A500. Rail travel is offered via Nantwich train station which has direct services to Manchester and Shrewsbury, and Crewe Railway Station which is within 8 miles and provides direct services to a host of major cities including London, Manchester, Liverpool, Birmingham, and Glasgow. So call the Nantwich branch and come on down to Audlem Road and unleash your inner artist.

### Location

Nantwich is a historic market town located in the county of Cheshire, England. It lies on the banks of the River Weaver and is approximately 5 miles south-west of the larger town of Crewe. Nantwich has a rich history that dates back to Roman times, and it is known for its well-preserved medieval architecture and charming streets.

One of the most prominent features of Nantwich is its black and white timber-framed buildings, which give the town a distinctive character. The town centre is filled with historic structures, including the Nantwich Town Walls, St. Mary's Church, and the Queen's Aid House. The Nantwich Museum, located in a restored Georgian townhouse, offers visitors an opportunity to explore the town's history and heritage.

Nantwich is also famous for its annual food and drink festival, which takes place in September and attracts thousands of visitors. The festival showcases a variety of local and regional produce, including Cheshire cheese, pies, and real ale. Additionally, the town holds a traditional market on Tuesdays and Saturdays, where locals and tourists can browse a range of goods, from fresh produce to antiques.

The River Weaver, which runs through Nantwich, provides opportunities for leisurely walks along the waterfront and offers a picturesque setting for boat trips. The town is surrounded by beautiful Cheshire countryside, with plenty of scenic trails and paths for outdoor enthusiasts to explore.



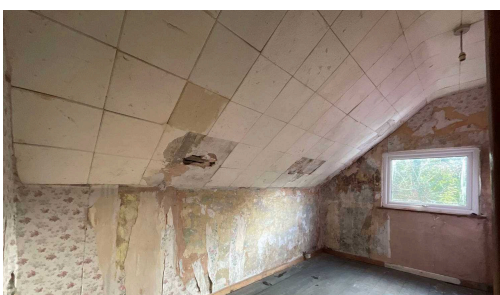
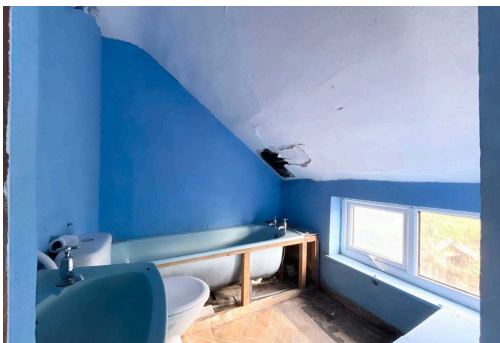


GUIDE PRICE £175,000- £200,000.  
Potential-packed 3-bed with vast outdoor space awaiting your creative touch in Nantwich. Open plan kitchen diner, spacious living room, family bath. Walking distance to town centre and schools. Great investment. Don't miss out!

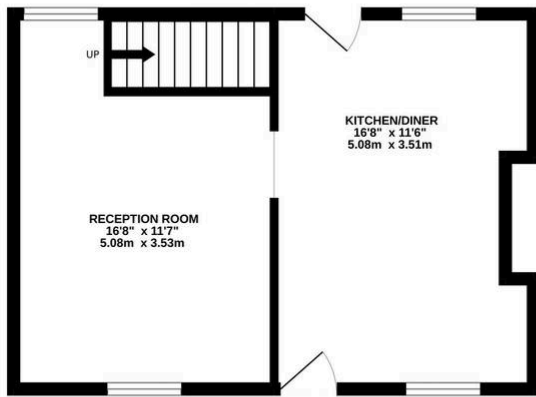
Council Tax band: TBD

EPC Energy Efficiency Rating: F

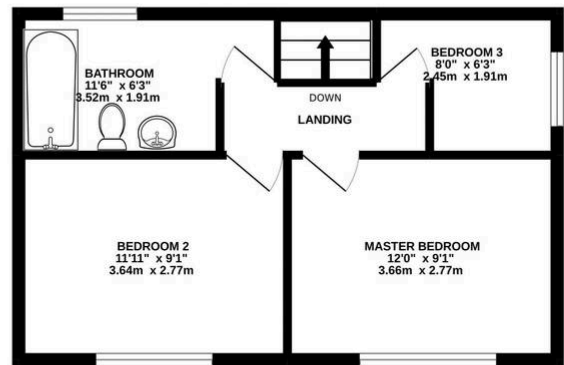
EPC Environmental Impact Rating: F



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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