



12 The Crescent, Nantwich

£315,000 Freehold



Versatile mid terraced property perfect for a range of buyers from first time buyers looking for a property with extra space or even downsizers. • Internally comprising; Entrance hall, open plan lounge diner, kitchen, cloakroom, conservatory, three bedrooms and a wet room. • Exterally there is a low mainteance front acess to the property and to the rear there is a good sized garden with patio and Astroturf. • Off road parking for four cars can be found at the rear of the property. • The property further benefits from a log cabin with electric and lighting, currently used as a workshop but could be utilised as a home office or further storage.



Situated on the ever popular road within a stone's throw of Nantwich town centre, this wonderful mid-terrace home offers versatile living space along with ample upper floor accommodation as well as impressive outdoor space, something you would not normally associate with a terrace property. A truly fantastic opportunity for those potentially looking to downsize to a low maintenance, highly manageable home with the convenience of walking distance to local shops, cafes and amenities whilst those needing to commute will have no concerns with the easy access of the nearby A530, A500 and M6 road links as well as Nantwich railway station which provides direct links to Crewe where larger cities all across the country are accessible. The property has been maintained and presented well by the current owners and in brief the layout comprises; entrance hallway with parquet flooring and stairs rising to the first floor, an open plan living/dining room with a working log burner and bay window to the front aspect overlooking public green space. The kitchen offers a range of fitted shaker style wall and base units with complimentary work surfaces and one and a half sink unit inset, integrated appliances including a four ring electric induction hob, separate double electric fan assisted oven with grill inset in the kitchen tower unit and a fridge/freezer. There is space for a washing machine and tumble dryer. The ground floor is complete by the cloakroom and conservatory to the rear. To the first floor there are three bedrooms and a wet room with open shower, wall hung wash hand basin, low flush W/C and a modern vertical chrome radiator. Externally the property has a low maintenance front courtyard while the rear has a further low maintenance garden with a mix of artificial lawn, gravelled area and some mature shrubs while a gated rear entry leads to the off-road parking area which has space for multiple vehicles. There is also the added benefits of a generous sized, log cabin currently used as a workshop at the end of the parking area which has power, lighting and could easily serve as a home office.

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.

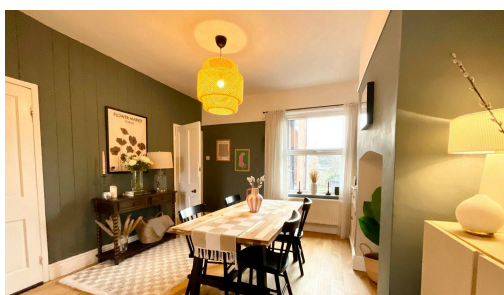


Council Tax band: C

Tenure: Freehold

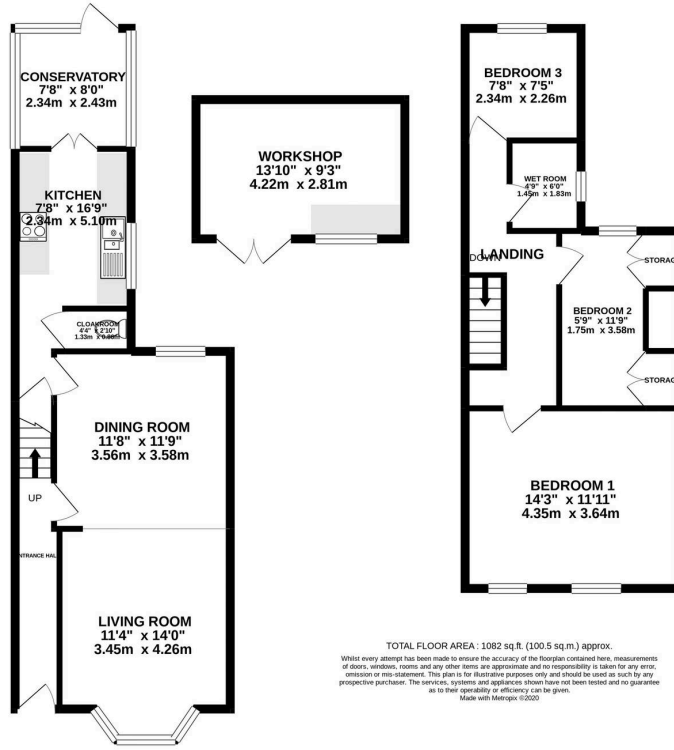
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:
D



GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



You can include any text here. The text can be modified upon generating your brochure.

01270 445678