

Lewis  
King



1 Manor Gardens, Nantwich, CW5 5UZ

Offers over £230,000





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# 1 Manor Gardens

Nantwich, CW5 5UZ

- No Chain
- Driveway Parking
- Two Reception Rooms
- Shower Room
- Situated In The Centre Of Nantwich
- Two Double Bedrooms
- Kitchen/Diner
- Low Maintenance Patio Garden

#### \*NO ONWARD CHAIN\*

Ideally situated just moments from the historic market town centre of Nantwich, this spacious two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers, or investors alike. With no onward chain, generous living accommodation, off-road parking, and a low-maintenance garden, this is a property that ticks all the boxes.

Set on a good-sized plot, the home boasts driveway parking to the side and a welcoming front courtyard. Step inside and you're greeted by an entrance hallway with stairs leading to the first floor and access to the bright and airy lounge at the front of the property. To the rear, a well-equipped kitchen diner offers ample storage and space for a dining table.

From the kitchen, the property opens up into a spacious conservatory, flooded with natural light and offering direct access to the garden via French doors — perfect for relaxing or entertaining guests.

Upstairs, you'll find two generous double bedrooms and a modern, well-appointed shower room, all presented in excellent condition.

Externally, the rear garden has been expertly landscaped for easy maintenance, featuring full paving to create a versatile and private outdoor patio space.

#### Location Highlights:

Just minutes' walk to Nantwich town centre and its array of shops, bars, restaurants, and amenities



#### Entrance Hall

**Lounge** 13'1" x 15'1" (4 x 4.6)

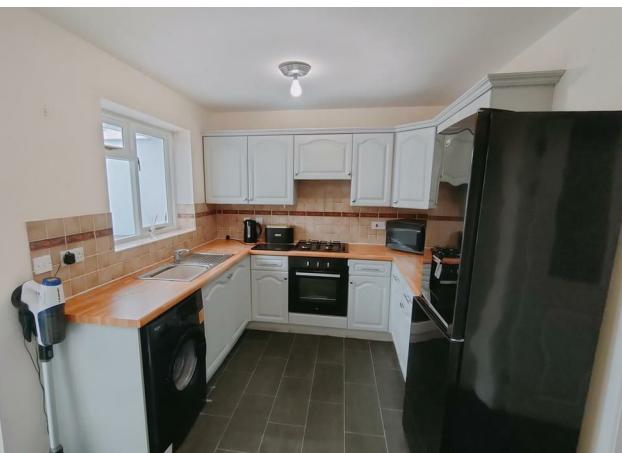
**Kitchen/Diner** 13'1" x 8'6" (4 x 2.6)

**Conservatory** 11'9" x 8'6" (3.6 x 2.6)

**Bedroom One** 10'5" x 12'5" (3.2 x 3.8)

**Bedroom Two** 6'6" x 11'1" (2 x 3.4)

**Shower Room** 5'10" x 7'2" (1.8 x 2.2)





## Directions

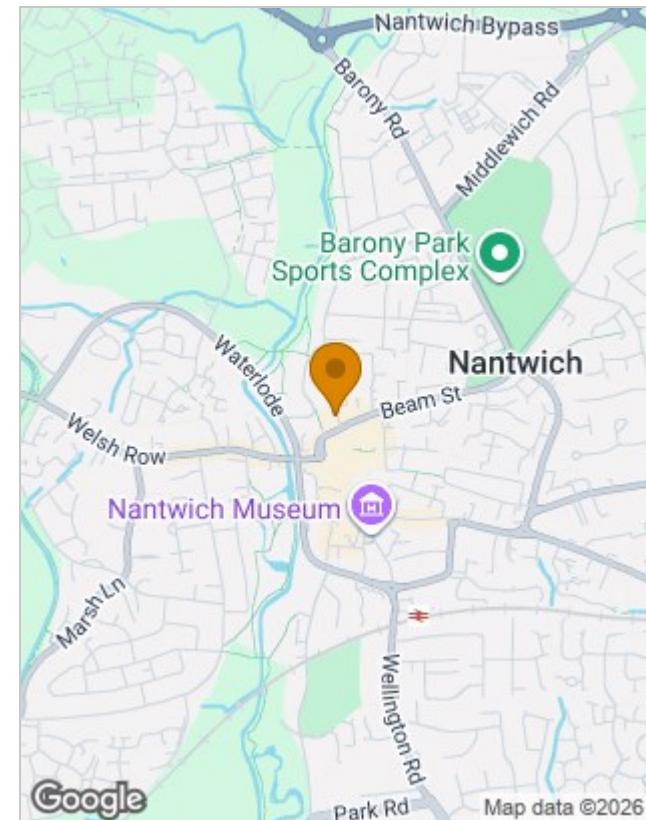




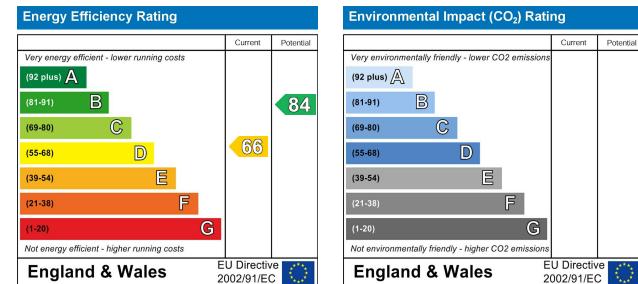
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.