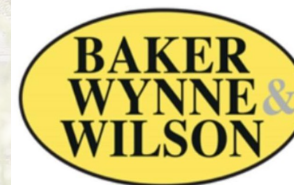




51 Shrewbridge Road, Nantwich, CW5 7AD

Guide Price £435,000



*In association with*



## SUMMARY

Reception Hall, Living Room, Dining Kitchen, Landing, Two Double Bedrooms, Bathroom, Loft Bedroom No. 3, Gas Central Heating, uPVC Double Glazed Windows, Car Parking Space, Garden.



**BAKER  
WYNNE &  
WILSON**



## DESCRIPTION

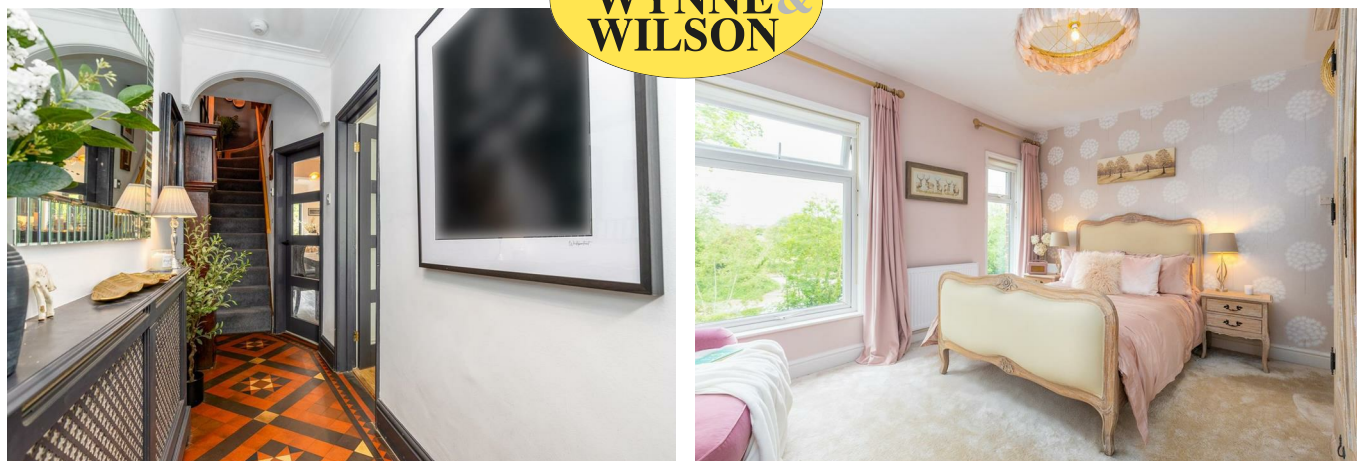
A mid terrace of five constructed of brick under a tiled roof and approached over a blue set path with a block paved car parking space to the front. This delightful home has from the front the classic appearance of a Victorian townhouse. However, this house has been transformed by the present owner in recent years and now offers an abundance of original character combined with more contemporary twists. These works have included a stylish and impressive kitchen installation, new bathroom and redecoration throughout. There has also been a creation of a front driveway, and lovely landscaping of the garden.

Of particular note is that the modernisation and improvement works have actually enhanced and not diminished the original character of the house.

The warmth, appeal and lovely atmosphere of this special home can only be fully recognised when viewed.



**BAKER  
WYNNE &  
WILSON**



#### LOCATION AND AMENITIES

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live.

Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy.

**Boutique Shopping & Dining:**  
Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal.

Outstanding schools like Malbank

School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence.

Savour gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually.

#### APPROXIMATE DISTANCES

Crewe with its intercity rail network (London Euston 90 minutes, Manchester 40 minutes) 5 miles.

M6 (junction 16) 10 miles

Chester 20 miles

Stoke on Trent 20 miles

Manchester Airport is about a 45 minute drive.

#### DIRECTIONS

CW5 7AD

#### ACCOMMODATION

With approximate measurements comprises:

#### RECEPTION HALL

14'8" x 3'9"

Original Minton tiled tiled floor, composite entrance door, ceiling cornices, radiator with cover.



#### LIVING ROOM

13'2" into bay x 10'0"

Marble fire place with inset coal effect fuel burning stove, double glazed bay window with shutters, wood laminate floor, ceiling cornices and rose, radiator.

#### DINING KITCHEN

20'6" x 13'6"

A bespoke fitted kitchen comprising one and half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, built in cupboards, shelving, breakfast bar, cupboard housing integrated washing machine and dishwasher, integrated Bosch combi/oven/combi microwave/oven and Bosch four burner ceramic hob unit with extractor hood above, integrated refrigerator and freezer, wood laminate floor, Gasco electric log/coal effect fire, spot light fitting, two picture lights, double glazed window, French windows and roof light, inset ceiling lighting, radiator.

#### STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

12'4" x 5'7"

Radiator.



#### BEDROOM NO. 1

14'3" x 12'0"

Two double glazed windows, enjoying an open aspect towards Nantwich lake, radiator.

#### BEDROOM NO. 2

12'4" x 8'6"

Built in double wardrobe with cupboard above, radiator.

#### BATHROOM

8'3" x 7'7"

White suite with Anthracite fittings comprising free standing bath with stand alone mixer taps and shower, low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, half tiled walls, airing cupboard housing Ideal gas combination boiler, radiator.

#### PINE STAIRCASE FROM FIRST FLOOR LANDING TO SECOND FLOOR LANDING

#### BEDROOM NO. 3

14'6" into eaves x 10'3" plus recess

Velux double glazed roof light, exposed beams, vaulted ceiling, radiator.

**BAKER  
WYNNE &  
WILSON**



#### OUTSIDE

Car parking space to the front.  
Pedestrian access for services. Outside tap. Outside power points.

#### GARDEN

The walled rear garden extends to about 53 feet and enjoys a South Easterly aspect. It comprises stone and flagged seating areas, specimen trees, shrubs and border surrounds.

#### TENURE

Freehold.

#### SERVICES

All mains services are connected to the property.

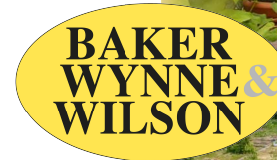
#### COUNCIL TAX

Band D.

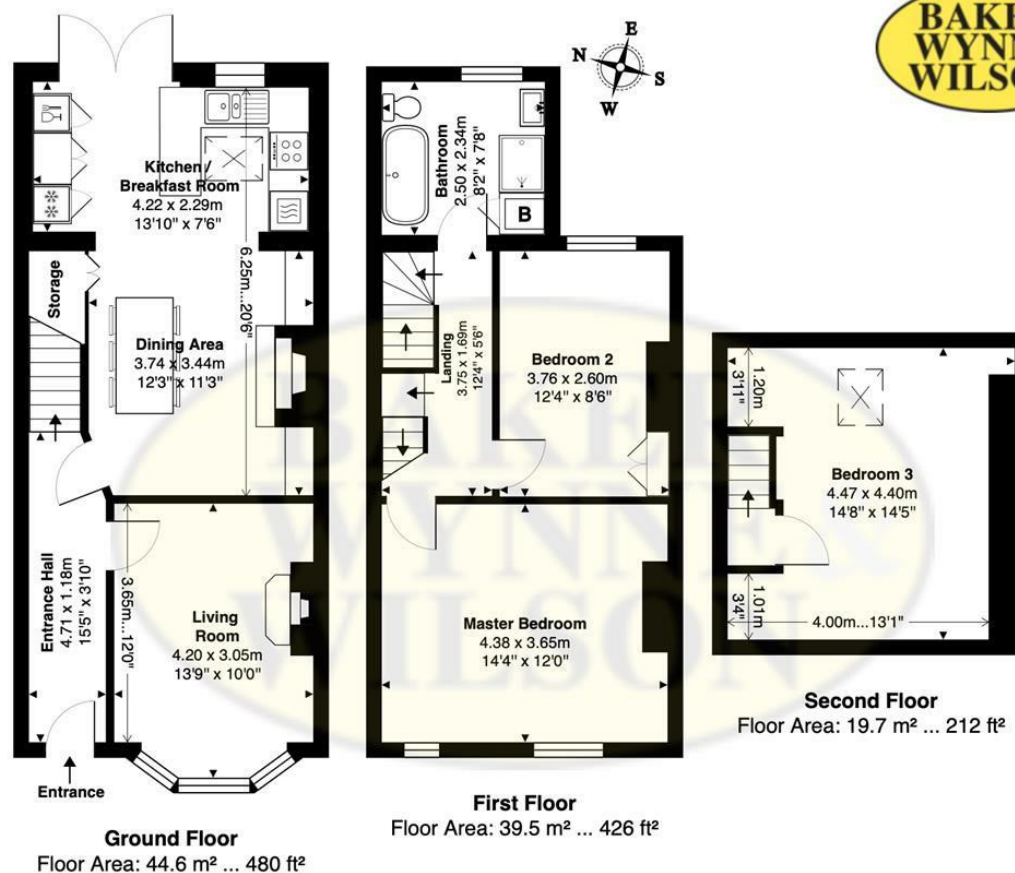
#### VIEWINGS

By appointment with Baker Wynne & Wilson

01270 625214







**51 SHREWBURGH ROAD, NANTWICH, CHESHIRE, CW5 7AD**

Approximate Gross Internal Area: 103.8 m<sup>2</sup> ... 1117 ft<sup>2</sup>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property