



## 11 Bishops Wood, Nantwich

£200,000 Freehold



Bright Lounge & Stylish Kitchen Diner – Open-plan feel with garden access – perfect for modern living and entertaining • Smart Storage Solutions – Includes a handy under-stairs cupboard to keep things tidy and organised • Two Spacious Bedrooms – Comfortable upstairs layout with a modern family bathroom and airing cupboard • Private Garden Escape – Patio and lawned garden for outdoor dining, play, or peaceful downtime • Garage, Driveway & Rural Views – Off-road parking, single garage, open countryside to the front – plus double glazed throughout for comfort and efficiency • Offered for sale chain free!





## Charming 2-Bedroom Home with Garage, Garden & Rural Views – Offered for sale Chain Free!

Set in the peaceful outskirts of **Nantwich**, and just a 15 minute walk to the train station, this well-presented **two-bedroom house** offers a fantastic opportunity for **first-time buyers, investors**, or those looking to **downsize**.

Enjoying a **delightful rural outlook**, the property is positioned opposite **open farmers' fields**, offering a tranquil setting with countryside views.

Inside, the accommodation comprises a welcoming **entrance hallway**, a **spacious lounge**, and a **compact but practical kitchen diner**. The kitchen is fitted with wall and base units, a **four-ring gas hob**, oven, extractor fan, and **plumbing for a washing machine**. The adjoining **dining area** opens out to the **private rear garden**, ideal for relaxing or entertaining. A handy **under-stairs storage cupboard** provides additional convenience.

Upstairs are **two well-proportioned bedrooms**, an **airing cupboard**, and a **family bathroom** with an **electric shower over the bath**.

Outside, the **enclosed rear garden** features a small patio and lawn, while to the front there is a **single garage and driveway parking**. The home benefits from **double glazing throughout** and enjoys **uninterrupted views across open countryside**.

Combining a peaceful location with practical living space, this attractive home would suit a range of buyers – from **those taking their first step on the property ladder**, to **investors**, or anyone **seeking to downsize** to a more manageable home in a rural setting.

**Early viewing is strongly recommended.**

### 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



"Charming 2-bed semi-detached home in Nantwich with garage, garden & rural views. Ideal for first-time buyers, investors, or downsizers. 15 minute walk to station. Must see!"

Council Tax band: B

Tenure: Freehold

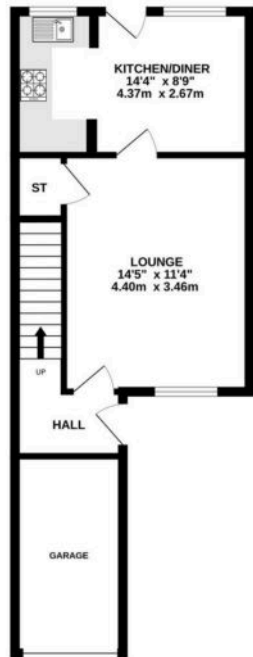
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

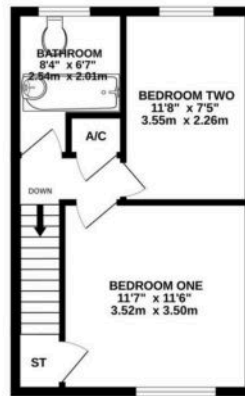




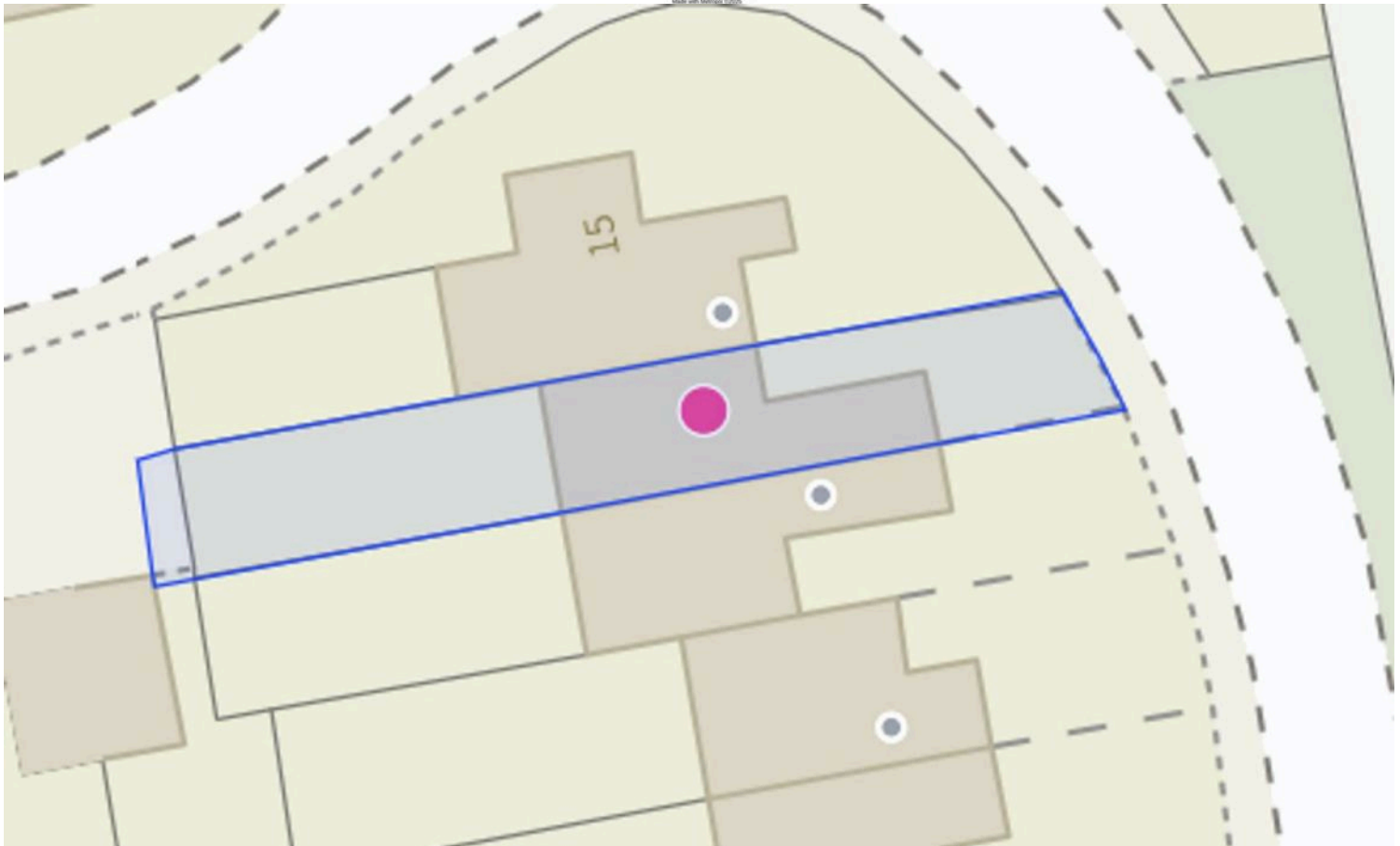
GROUND FLOOR  
435 sq ft. (40.4 sq.m.) approx.



1ST FLOOR  
333 sq ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq ft. (71.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronix 2020



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

01270 445678