



## 3 Laburnum Avenue, Nantwich

£250,000 Freehold



Three bedroom terraced property located in the heart of Nantwich town with a vast array of local facilities. • Downstairs you will find a great sized kitchen breakfast room, and lounge with feature fire place which is open plan to the dining room. • Upstairs you will find three double bedrooms, the master of which benefits from fitted wardrobes. • Externally there is a sunny courtyard garden to the rear and a private lawned area to the front of the property. • The property is brought to the market with the added benefit of having no onward chain.





A charming three bedroom terraced property in the heart of Nantwich town.

Stepping inside, you are greeted by a great size kitchen breakfast room, perfect for preparing delicious meals. The lounge area boasts a feature fireplace that adds warmth and character, creating a cosy ambience that extends seamlessly to the dining room for entertaining friends and family.

Venturing upstairs, discover three generously sized double bedrooms, each offering a unique retreat for relaxation and rejuvenation. The master bedroom is a true sanctuary, complete with fitted wardrobes that provide ample storage space for your personal belongings.

Externally, the property surprises with a sunny courtyard garden at the rear, ideal for enjoying a cup of coffee in the fresh air and soaking up the sun's rays. At the front, a private lawned area offers a charming outdoor space that is perfect for soaking in the morning sun or enjoying a quiet evening under the stars.

This delightful property comes to the market with the added benefit of no onward chain, ensuring a smooth and hassle-free transition into your new abode. Attention to detail has been sought after throughout, making it a perfect canvas for you to personalise and make it your own.

### **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.

Nantwich has a thriving community and offers a range of amenities, including shops, restaurants, cafes, and pubs. It also has several primary and secondary schools, making it an attractive place to live for families.



Charming 3-bed terraced property in Nantwich town. Spacious kitchen, cosy lounge with fireplace, sunny courtyard garden. No onward chain. Historic town with vibrant community, amenities, and picturesque surroundings.

Council Tax band: C

Tenure: Freehold

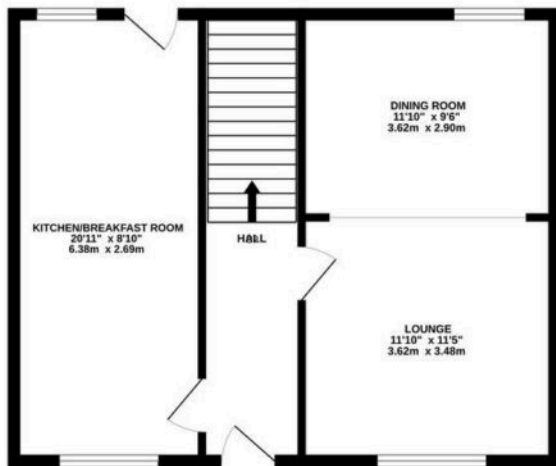
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

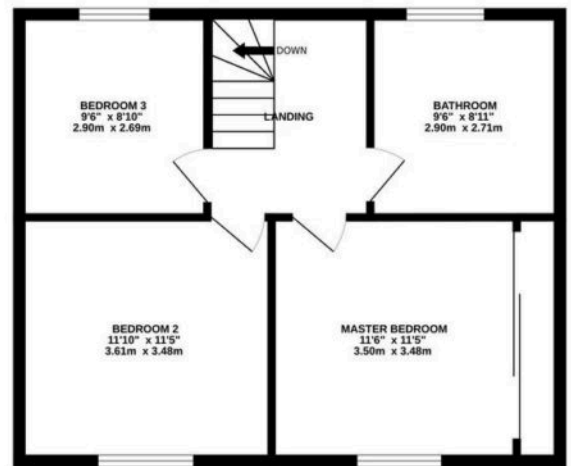




GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

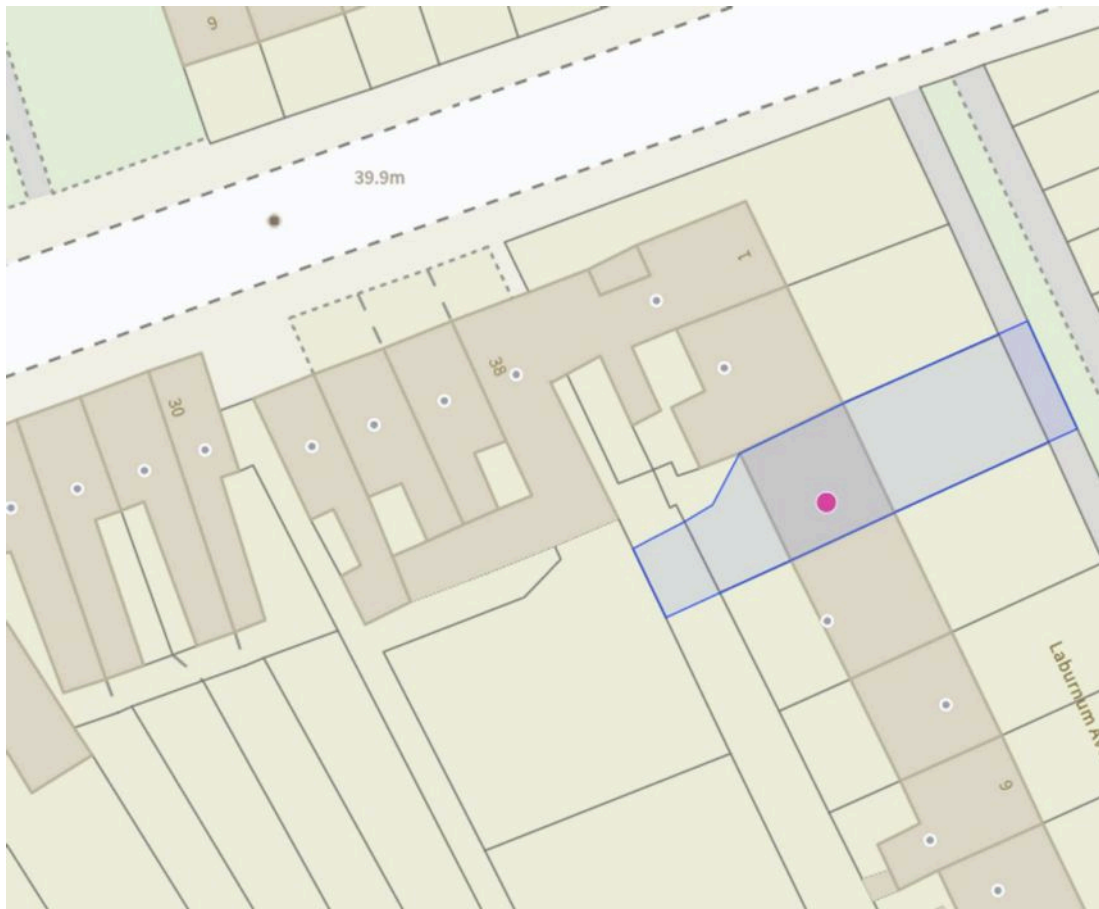


1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

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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