



## Flat 1, Tannery House, 165 Welsh Row

£275,000 Leasehold



Imposing and elegant self-contained ground-floor apartment within a grade II listed Georgian townhouse. • Immaculately presented throughout with modern living and kitchen/diner spaces. • Two great sized bedrooms, the master served alongside an ensuite and fitted wardrobes. • Externally, the property includes a private courtyard, and off-road parking for 1 large or 2 small/medium cars. • This property is brought to the market with the added benefit of having no onward chain.



Set within an impressive Grade II listed Georgian townhouse, this immaculately presented ground-floor apartment combines timeless elegance with contemporary comfort. Located on the prestigious and highly sought-after *Welsh Row*, this self-contained residence offers a rare opportunity to enjoy characterful period living in one of the town's most desirable addresses.

The spacious lounge is flooded with natural light, thanks to large sash windows, and features an eye-catching period fireplace that adds warmth and charm. The modern kitchen/diner is equally impressive – fully equipped with integrated appliances including a dishwasher, double oven, washer/drier and induction hob, with ample space for a dining table, making it ideal for entertaining.

The apartment offers two generously sized bedrooms. The master suite benefits from fitted wardrobes and a stylish en-suite shower room, while the second bedroom is equally versatile. A separate, well-appointed family bathroom features a luxurious four-piece suite, including a freestanding bath, separate shower and storage cupboard.

Externally, the property boasts a private courtyard – perfect for relaxing or entertaining – and off-road parking suitable for one large or two small/medium vehicles.

This exceptional home is offered to the market with **no onward chain**, making it an ideal choice for those seeking a smooth and swift move.

#### 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 2-bed Grade II Georgian apartment in Nantwich town with modern amenities, ensuite, courtyard. Prime location near River Weaver, schools, and transport links. 2 parking spaces. Council Tax band: TBD

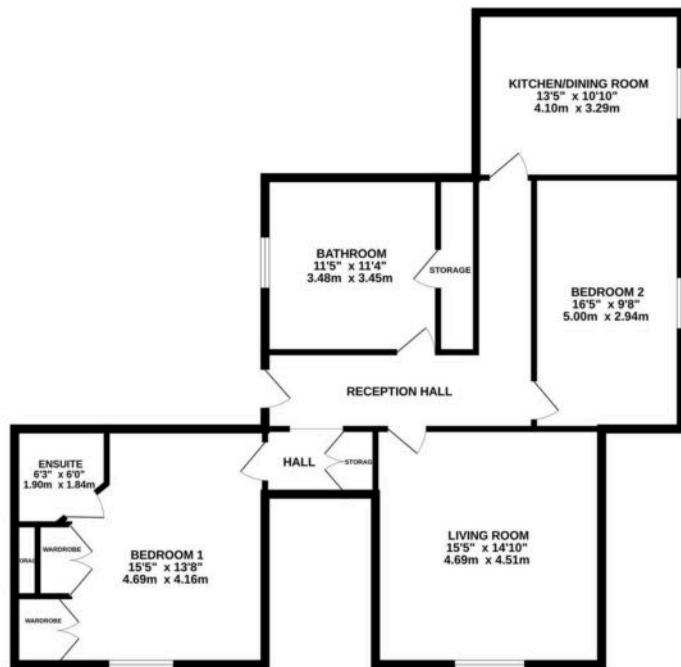
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



GROUND FLOOR  
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows and rooms are approximate. The floorplan is for illustrative purposes only and should not be used as such for any exact dimension or measurement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services and fixtures mentioned in the plan have not been tested and no guarantee as to their operability or efficiency can be given.  
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