

1 Grocotts Row, Nantwich

£280,000 Freehold



Cosy living room – Dual-aspect windows with shutters create a bright, inviting space centred around a rustic fireplace that adds warmth and charm. • Separate utility/storage outhouse – A practical outbuilding with space and plumbing for a washing machine and freezer, helping keep the main living areas clutter-free. • Private garden and side seating area – A reasonable-sized front garden with a summer house, plus a secluded seating space down the side surrounded by mature hedges. • Driveway providing off-street parking – Offers convenient space for two cars, ensuring secure and easily accessible parking right at the property. • Historic market town with rich character – Nantwich offers a unique blend of medieval architecture, black-and-white timber buildings, and a vibrant community.



Tucked away in the charming and historic town of Nantwich, this delightful two-bedroom end-of-terrace home offers a wonderful balance of character, comfort, and practicality—ideal for first-time buyers, downsizers, or those seeking a peaceful retreat within walking distance of local amenities.

Stepping inside, you're welcomed into a cosy and inviting living room, filled with natural light thanks to dual-aspect windows, each fitted with elegant shutters that add to the room's aesthetic appeal. A rustic fireplace forms a charming focal point, creating the perfect setting for relaxed evenings and quiet moments at home.

Flowing seamlessly from the living space, a wide opening leads into the kitchen, enhancing the sense of openness and connectivity between the rooms. Well-equipped with a cooker, dishwasher, and fridge, this kitchen is both functional and welcoming. There's also space for a dining table, making it a great spot for casual meals, entertaining guests, or enjoying a morning coffee. Completing the ground floor is a convenient WC, tucked neatly away for added practicality.

Upstairs, the master bedroom is a well-proportioned double, featuring built-in wardrobes for ample storage and a stylish ensuite with a modern walk-in shower. The second bedroom, also a generous double, benefits from its own built-in wardrobe, making it ideal for guests, children, or use as a home office.

Outside, the home continues to impress. The garden is positioned to the front of the property, offering a generous space with a small summer house, ideal for storage or use as a peaceful retreat. To the side of the house, a private seating area is surrounded by mature hedging, creating a tranquil spot to relax with a book or enjoy an evening drink. A driveway provides off-road parking for two cars, adding further convenience.

At the rear, a useful outhouse serves as a dedicated utility and storage space, with plumbing for a washing machine and room for a freezer, keeping your day-to-day essentials neatly out of sight.

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.



Tucked away in the charming and historic town of Nantwich, this delightful two-bedroom end-of-terrace home offers a wonderful balance of character, comfort, and practicality.

Council Tax band: B

Tenure: Freehold

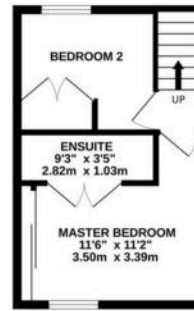
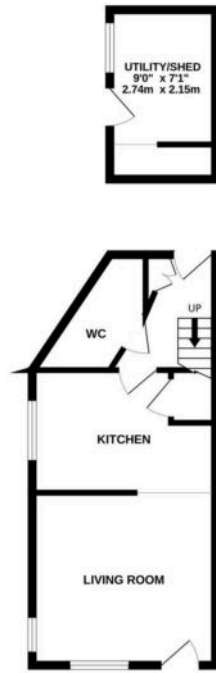
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



GROUND FLOOR
394 sq ft, (36.6 sq.m.) approx.

1ST FLOOR
241 sq ft, (22.4 sq.m.) approx.



TOTAL FLOOR AREA - 635 sq ft (59.0 sq.m.) approx.
Whilst 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only, any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metamax 13.025



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

01270 445678