



3 Barker Street, Nantwich

£160,000 Freehold



Freshly decorated and newly carpeted throughout, offered chain free • Spacious lounge with wood-burner effect gas fire in a decorative surround • Two bedrooms: a large master and a single rear, plus a modern shower room with mains-fed shower, WC and basin • Fitted kitchen with wall and base units, plumbing for a washer and space for an under-counter fridge • Private low-maintenance rear courtyard, double glazing and gas central heating, all in the centre of Nantwich



This freshly decorated and newly carpeted Edwardian end-terrace offers comfortable, move-in ready living **right in the centre of Nantwich** and is brought to the market chain free.

The welcoming lounge is light and spacious, featuring a wood-burner effect gas fire set within an attractive surround, creating a cosy focal point for relaxing or entertaining. To the rear, the fitted kitchen provides a practical layout with a good range of wall and base units, plumbing for a washing machine, and space for an under-counter fridge.

Upstairs, the generous master bedroom spans the width of the house, while a single rear bedroom provides an ideal guest room, nursery, or home office. The adjacent shower room is fitted with a mains-fed shower, WC, and wash basin.

Outside, a private rear courtyard offers a low-maintenance space to enjoy outdoor dining or simply unwind. The home is double glazed throughout and benefits from gas central heating, ensuring year-round comfort and efficiency.

Perfectly positioned **in the very heart of Nantwich town centre**, this appealing property will suit first-time buyers, downsizers, or investors seeking a ready-to-go rental.

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.



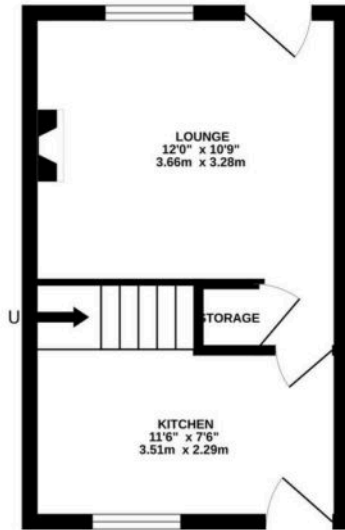
Freshly decorated Edwardian end-terrace in Nantwich centre. Cosy lounge, fitted kitchen, master and guest bedrooms, courtyard, gas heating. Ideal for first-time buyers or investors.

Council Tax band: B

Tenure: Freehold



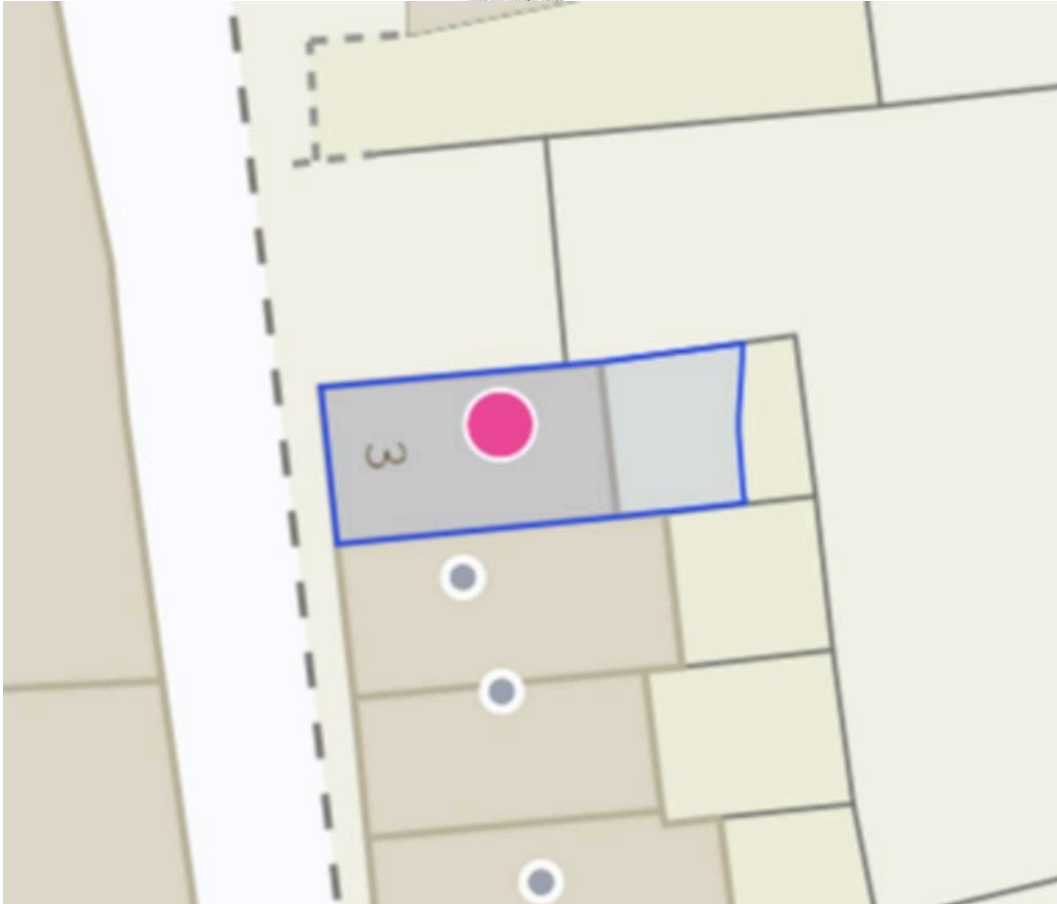
GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA: 443 sq.ft. (41.1 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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