



53 Marsh Lane, Nantwich

£275,000 Freehold



Original front door, elegant coving, and high ceilings throughout • Front sitting room with wood-burning stove and bespoke built-in storage • Modern kitchen with new worktops, double oven, and plenty of natural light • New boiler, traditional radiators, and stylish plantation shutters • Easy walking distance to the charming Nantwich town centre • Enclosed private rear garden with a sunny patio and lush lawn



Offered for sale chain free, this **beautifully presented** Victorian terrace blends **timeless character** with a host of **tasteful modern improvements**, all within **easy walking distance of Nantwich town centre**. Behind the **original front door**, an **inviting entrance hallway** boasts **rich wooden flooring** and **original coving**, setting a **charming first impression**.

The **light-filled front sitting room** is a **cosy yet sophisticated** space featuring a **classic wood-burning stove**, **bespoke built-in shelving and storage**, and **elegant plantation shutters**. Adjacent, the **generous dining room** showcases a **striking traditional-style radiator**, creating a **warm and welcoming area for entertaining**.

The **kitchen**, painted a **modern shade of green**, offers **sleek matt wall and base units** paired with **fresh new worktops**. Thoughtfully equipped with a **double oven**, **four-ring electric hob with extractor**, space for an under-counter fridge, and plumbing for a washing machine, it is **bright and airy**, with three windows—one framing a **lovely view of the private garden**.

Upstairs, the **spacious master bedroom** exudes **calm elegance**, while the **second double bedroom** features a **practical built-in wardrobe and stylish storage**. The **beautifully appointed bathroom** includes a **luxurious bath with mains-fed shower over**, a **contemporary wall-hung basin**, WC, and a handy airing cupboard.

Notable upgrades include a **new, energy-efficient boiler**, **new radiators**, and **high ceilings** that enhance the sense of space and light. Outside, the **enclosed private rear garden** offers a **sunny patio and lush lawn**, providing a **peaceful retreat** perfect for relaxing or entertaining.

This **captivating home** seamlessly combines **period elegance with modern comfort**, and its **prime location within walking distance of Nantwich town centre and the Shropshire Union Canal** makes it **move-in ready and irresistibly welcoming**.

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, 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. The town also holds regular music festivals. 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.



Beautifully presented Victorian terrace. Light-filled rooms, spacious bedrooms, and a lovely private garden make this home move-in ready. Located in the historic market town of Nantwich. Council Tax band: B

Tenure: Freehold

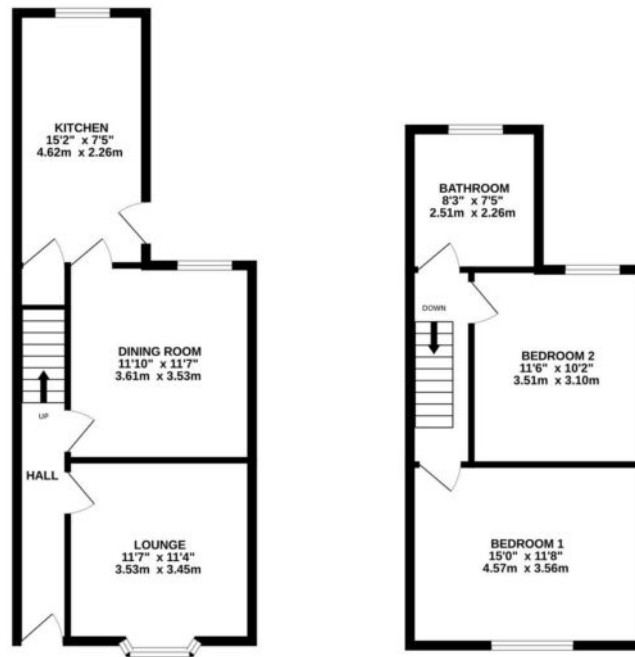
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

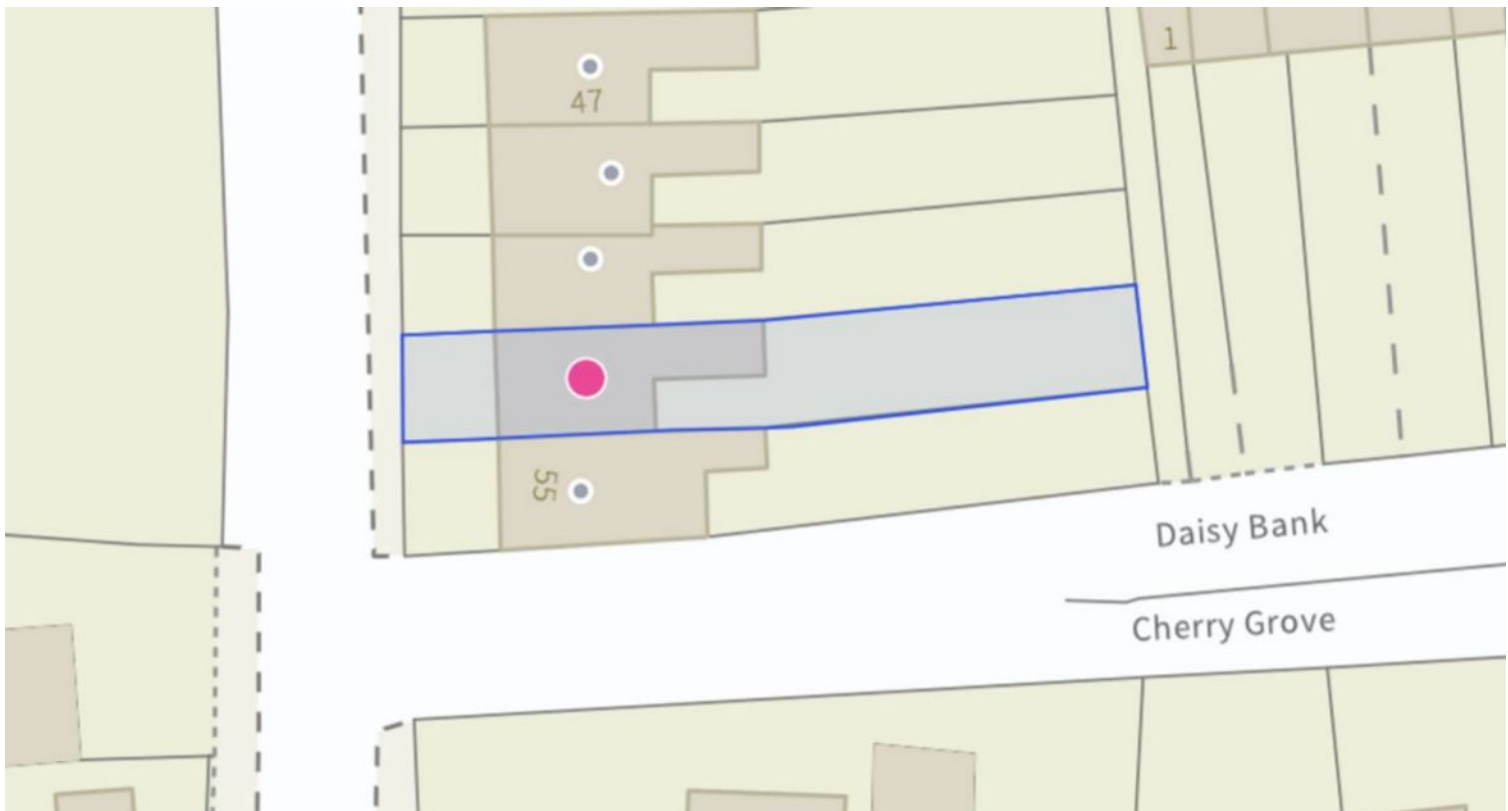


GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, walls, rooms 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 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.
Made with Metaplan (2025)



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

01270 445678