



110 Audlem Road, Nantwich

£280,000 Freehold



Bright living room with bay window and cosy fireplace. • Flexible dining room currently used as a lounge, with built-in storage. • Practical layout including kitchen with ample cupboards, utility room, storage areas, and WC. • Generous garden with patio and lawn, plus front garden and driveway parking for multiple vehicles. • Historic Nantwich location, offering riverside walks, a vibrant town centre, excellent schools, and strong transport links including rail services and easy access to the M6.



Situated in Nantwich, this well-proportioned three-bedroom semi-detached home offers flexible living space, plenty of natural light, and excellent outdoor areas, making it ideal for families, first-time buyers, or those looking to put their own stamp on a property.

The living room is spacious and welcoming, featuring a bay window that allows plenty of natural light to fill the room, along with a cosy fireplace that creates a warm and comfortable atmosphere. Adjacent to this, the dining room is currently used as an additional lounge but could easily accommodate a dining table, offering versatility to suit a range of lifestyles. A useful storage cupboard is also located within the dining room.

The kitchen provides space for a fridge, oven, and washing machine, along with a plentiful amount of cupboard storage, making it a practical and functional area for everyday use. Connecting the main living areas is a hallway that leads to three additional rooms: a utility room, a storage cupboard, and a conveniently positioned downstairs WC.

Upstairs, bedroom one is a large double room with ample space for additional furniture and the potential to install built-in wardrobes if desired. Bedroom two is another comfortable double, while bedroom three is a single bedroom that benefits from a built-in cupboard, ideal for storage. This floor also features a WC and a separate shower room, adding to the home's practicality.

Externally, the garden is a generous size, offering a patio area that is perfect for outdoor dining or socialising, alongside a substantial lawn providing plenty of space for relaxation or play. To the front of the property, there is a small lawn and a driveway with space for multiple vehicles.

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



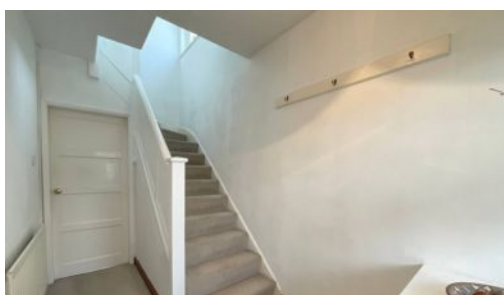
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Council Tax band: C

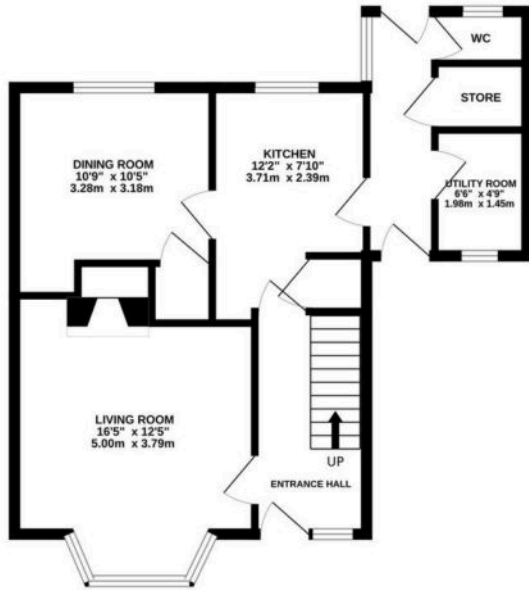
Tenure: Freehold

EPC Energy Efficiency Rating: D

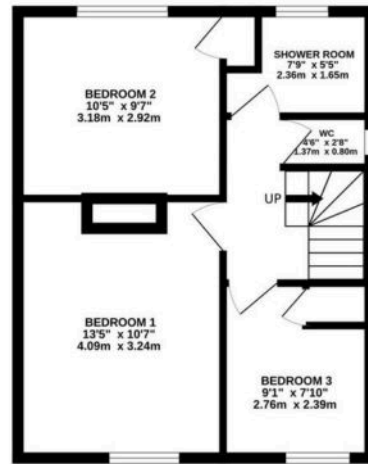
EPC Environmental Impact Rating: E



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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