



## 6 Wellington Road, Nantwich

£385,000 Freehold



Prime location: Within walking distance of Nantwich town centre, local amenities, and excellent schools • Spacious period accommodation: Features high ceilings, picture rails, dado rails, and decorative coving throughout • Well-equipped kitchen & garden room: Modern fitted kitchen with space for appliances, flowing into a light-filled garden room • Comfortable living spaces: Separate lounge with log-burner-effect fire and a generous dining room with fireplace • Three versatile bedrooms: Two doubles with fitted wardrobes and a flexible single bedroom, plus a family bathroom with separate shower and bath • Outdoor space & parking: Private rear garden, charming courtyard with outside WC, and parking for two cars



This exceptional period property is ideally located within easy walking distance of Nantwich town centre, Nantwich train station, local amenities, and highly regarded schools, offering a rare combination of spacious accommodation, high ceilings, and a wealth of original period features, while enjoying all the comforts of modern living. With its versatile layout and excellent location, this home is sure to appeal to an array of people, from families to professionals, or anyone seeking a stylish, practical home in a convenient setting.

The property is double glazed throughout and benefits from gas central heating, providing a warm, comfortable, and energy-efficient living environment. In addition, the property has owned solar panels installed. These are subject to an existing contract with approximately 10 years remaining, under which the income generated is returned to the vendors.

Inside, the home immediately impresses with its bright, airy rooms and elegant period detailing, including picture rails, dado rails, and decorative coving, creating a sense of timeless style throughout. The fitted kitchen is practical and well-equipped, offering a range of wall and base units, space for a fridge freezer, a four-ring gas hob with electric oven, and a stainless steel sink. It opens seamlessly into the garden room, a versatile space flooded with natural light, ideal for casual dining, relaxing, or enjoying views over the garden.

The dining room is generously proportioned and features a beautiful fireplace with a wooden surround, providing a welcoming setting for family meals or entertaining guests. The separate lounge is equally impressive, with a log-burner-effect fire, picture rails, and high ceilings that amplify the sense of space and comfort. The hallway, with its decorative coving and dado rail, sets the tone for the elegant living areas beyond.

Upstairs, there are three well-proportioned bedrooms. Two spacious doubles include fitted wardrobes, offering excellent storage, while the third room is ideal as a single bedroom, nursery, home office, or dressing room. The family bathroom is generously sized and well-appointed, featuring a separate electric shower, bath, WC, and wash basin.

Externally, the property boasts parking for two cars at the rear, a private and beautifully maintained rear garden, and a pretty courtyard with an outside WC, adding practicality and charm. The combination of outdoor spaces provides flexibility for relaxing, entertaining, or gardening.

This home combines period charm with modern comfort, offering an exceptional opportunity to acquire a property that is both stylish and versatile in one of Nantwich's most convenient and desirable locations. With its light-filled rooms, elegant features, and excellent transport links, this property must be viewed to be fully appreciated.

#### **Location:**

Ideally situated and within walking distance of the historic market town of Nantwich which is renowned for its beautiful architecture and character and offers a good selection of independent shops, eateries, restaurants and bars but also provides more extensive facilities including supermarkets and a leisure centre. Nantwich is conveniently placed for commuters with a network of excellent road links including access to the M6 motorway



Spacious period home near Nantwich centre with original features, modern comforts, 3 bedrooms, garden room, parking, and private garden. Ideal for families or professionals. Council Tax band: C

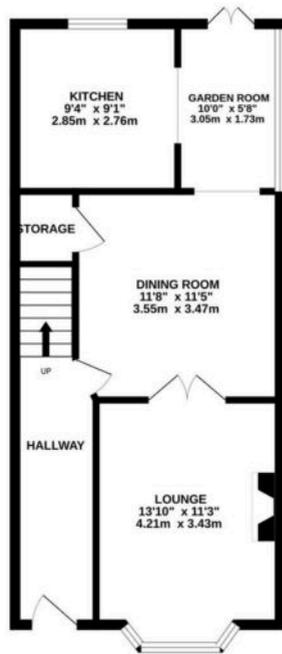
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq ft. (86.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee is given as to their operation or efficiency in the future.  
Made with Metropac 10/25



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