



2 Bollands Row, Nantwich

£200,000 Freehold



Charming two-bedroom terrace home offering bright, comfortable, and versatile living in a peaceful tucked-away setting. • Spacious living room flows seamlessly into a sun-filled conservatory, creating an ideal space to relax or entertain. • Practical kitchen with designated space for fridge/freezer, oven, and washing machine to support everyday living. • Both bedrooms are generous doubles, complemented by a modern shower room with a walk in shower. • Private rear garden and designated parking space enhance outdoor enjoyment and convenience.



This charming two-bedroom terrace home offers bright, comfortable, and versatile living in a peaceful tucked away setting. The spacious living room is filled with natural light and flows seamlessly into a sun-filled conservatory, creating a relaxing space to unwind or entertain. The kitchen is thoughtfully designed with space for a fridge/freezer, oven, and washing machine, providing a practical and functional area for everyday living.

Upstairs, both bedrooms are generous doubles, offering plenty of room for rest and relaxation. The shower room is well-appointed with a modern walk-in shower, catering perfectly to everyday needs.

Outside, the property enjoys a private, peaceful rear garden, ideal for relaxing or entertaining, as well as a designated parking space for convenience.

Located in the heart of Nantwich, this home is just a five-minute walk from the town centre, putting local shops, cafes, restaurants, and amenities within easy reach. With its combination of comfort, convenience, and charm, this property offers an ideal opportunity for first-time buyers, professionals, or anyone seeking a cosy home close to the vibrant town centre.

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.

Nantwich is conveniently placed for commuter travel, with excellent road links including access to the M6 motorway network via the A500. Rail travel is offered via Nantwich train station which has direct services to Manchester and Shrewsbury, and Crewe Railway Station which is within 8 miles and provides direct services to a



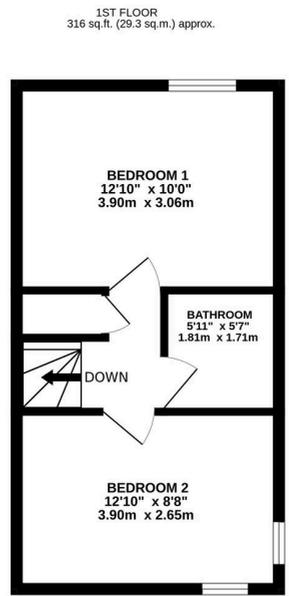
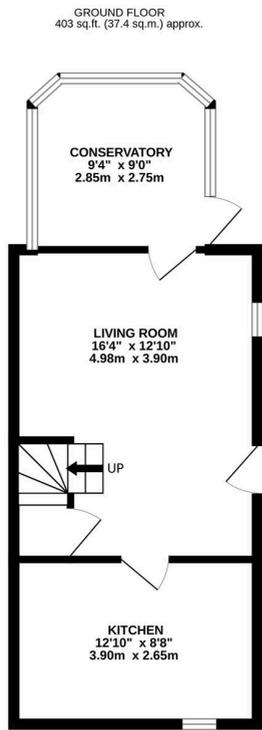
This charming two-bedroom terrace home offers bright, comfortable, and versatile living in a peaceful tucked away setting. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.
 While 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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