



40 Arnold Street, Nantwich

£160,000 Freehold



Offered for sale with NO CHAIN, making the whole buying process easier for you! • Two reception rooms, perfect for multi-use purposes. • Two excellent sized bedrooms with a contemporary family bathroom. • Within close proximity to Nantwich town centre which offers a plethora of amenities to suit all and access to major road links. • South-facing and low maintenance rear garden, perfect for all year round sunshine.



Welcome to your perfect home where every detail has been thought through to make your journey as smooth as possible - especially with NO CHAIN to slow you down!

Step inside this charming two-bedroom terraced house and let your imagination run wild. The property boasts two spacious reception rooms, perhaps transforming one into a cosy lounge for movie nights and the other into a vibrant dining area or even a home office, perfect for multi-use purposes.

Through to the modern kitchen which offers a range of wall and base cupboards, complimentary work-surfaces, stand alone oven, sink and drainer and space for a fridge/freezer and washing machine.

The south-facing aspect fills the home with light, making every room feel bright and welcoming all year round. Location-wise, you're just a hop, skip, and a jump from Nantwich town centre, where you'll find everything from artisan coffee shops to handy supermarkets, quirky boutiques, and bustling markets.

The contemporary family bathroom is a little slice of luxury, with sleek finishes that make every morning feel like a spa day, fitted with a low level WC, shower enclosure and hand wash basin. Both bedrooms are generously sized, offering that rare combination of comfort and style with the master bedroom offering fitted wardrobe space.

Onto the rear of the property where you'll find the south facing courtyard with through access to the further low maintenance garden, the perfect space to sit back and relax.

Commuters and explorers will love the easy access to major road links, making it a breeze to zip off on weekend getaways or simply get to work on time. Attention to detail has been sought after throughout, so you can move straight in! Whether you're a first-time buyer, looking to downsize, or searching for that perfect investment, this home ticks all the boxes and then some. Your next adventure starts right here! Call James Du Pavey Nantwich on

01270 445678

to arrange your viewing.

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.

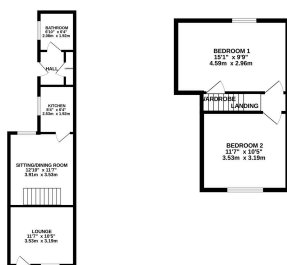


Charming two-bed terraced house in Nantwich with two receptions, modern kitchen, south-facing garden, no chain, and great transport links. Bright, spacious, and move-in ready. Council Tax band: A

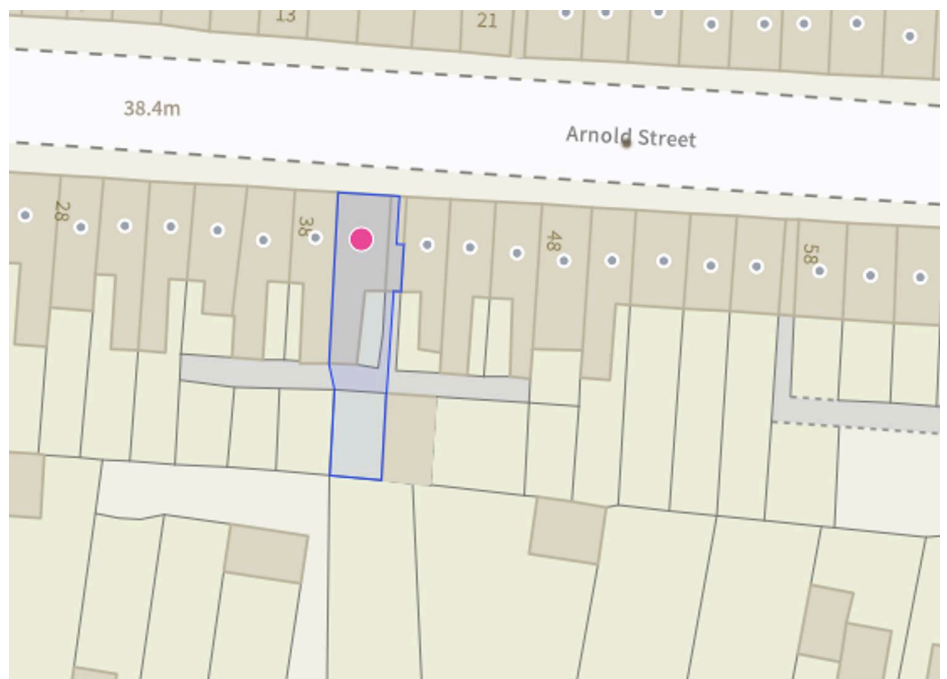
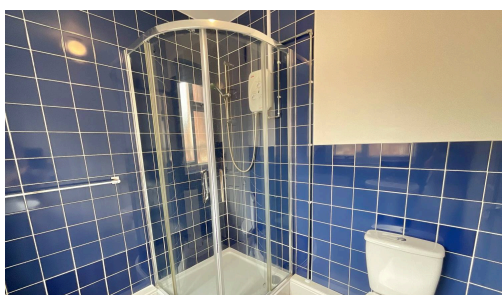
Tenure: Freehold

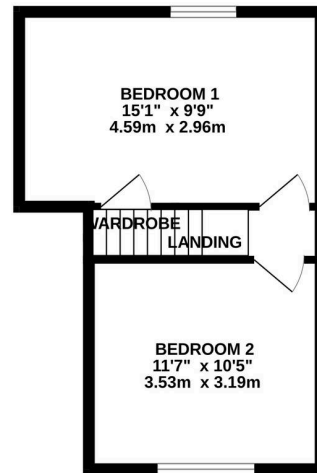
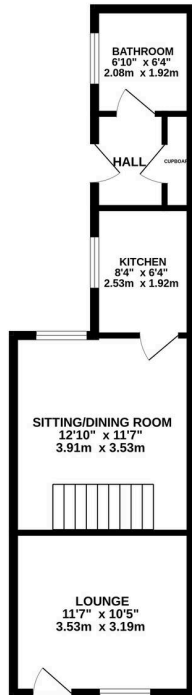
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

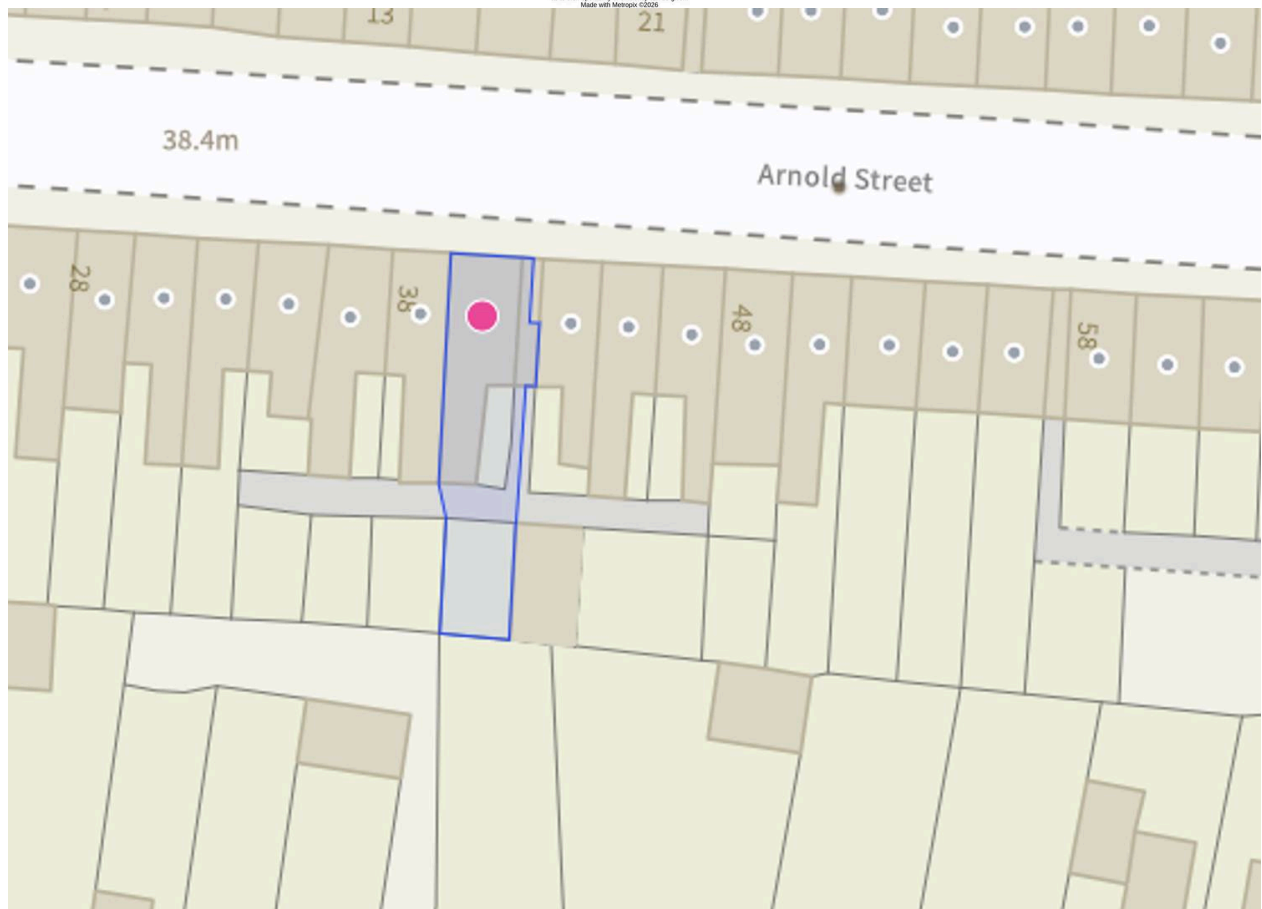


NOTES: ALL ROOMS ARE TO BE MEASURED TO THE CENTER OF THE DOOR. ALL ROOMS ARE TO BE MEASURED TO THE CENTER OF THE DOOR. ALL ROOMS ARE TO BE MEASURED TO THE CENTER OF THE DOOR.





TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing 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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