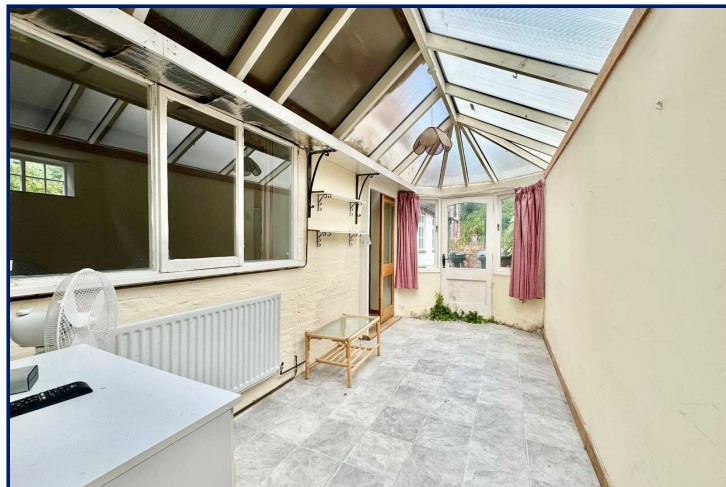
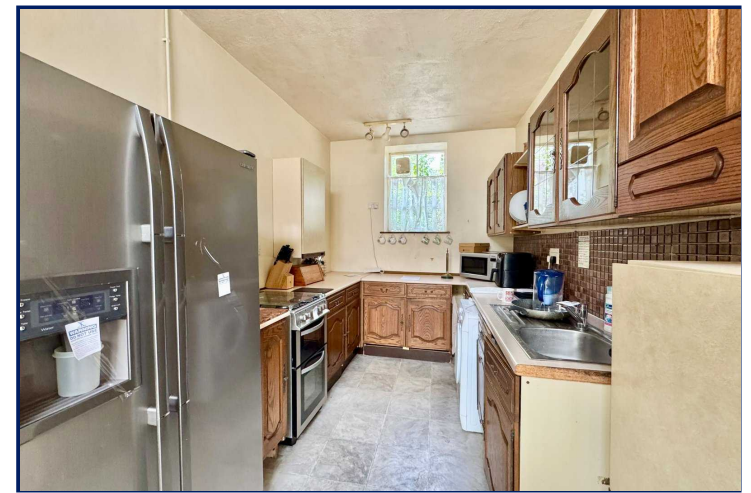




Welsh Row, Nantwich, Cheshire, CW5

Asking Price: £340,000

Freehold

 **Reeds Rains**

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Welsh Row, Nantwich, Cheshire, CW5
Asking Price: £340,000 Freehold

Council Tax Band: C
EPC Rating: F

Occupying a prominent position on Welsh Row, one of Nantwich's most historic and highly regarded streets, this impressive four/five bedroom home offers an abundance of character and surprisingly spacious accommodation arranged over three floors in this handsome Grade II listed mid-terraced building. Rich in period charm, the property features generous room proportions, high ceilings and attractive original details that reflect the building's heritage.

The versatile layout provides excellent space for family living, those working from home or buyers seeking generous accommodation within easy reach of the town centre. The well-balanced rooms create a welcoming home full of character, offering flexibility rarely found in town centre living.

Welsh Row is renowned for its elegant Georgian architecture and vibrant atmosphere, with Nantwich's independent boutiques, cafés, restaurants and everyday amenities just a short stroll away. The picturesque Shropshire Union Canal, Riverside Loop and surrounding Cheshire countryside offer excellent walking routes, while highly regarded schools, road links and Crewe railway station provide convenience for commuters and families alike.

Combining period character, substantial accommodation and an enviable location on one of Nantwich's most attractive roads, this unique home presents a rare opportunity to enjoy the charm and lifestyle that make Welsh Row one of South Cheshire's most sought-after addresses.

Reception/Dining Hall
26'2" x 12'6" max. (7.98m x 3.8m max.)

Sitting Room
13'6" x 11'2" (4.11m x 3.4m)

Living Room
14'8" x 14'4" (4.47m x 4.37m)

Kitchen
14'6" x 7'10" (4.42m x 2.4m)

Studio/Office
16'10" x 11' (5.13m x 3.35m)

Cloakroom

Conservatory
16'6" x 7'4" (5.03m x 2.24m)

Landing

Bedroom One
18'6" x 12'4" (5.64m x 3.76m)

Bedroom Two

15'6" x 10' (4.72m x 3.05m)

Bedroom Three
13' x 11' (3.96m x 3.35m)

Bathroom
11'10" x 9'10" (3.6m x 3m)

Second Floor

Bedroom Four
12'4" x 11'4" (3.76m x 3.45m)

Attic Room One
11'10" x 7'4" (3.6m x 2.24m)

Attic Room Two
7'8" x 7'2" (2.34m x 2.18m)

Gardens
Outbuilding

Buyers Notes
Estate agents are legally required to carry out Anti-Money Laundering (AML) checks on all purchasers of property. Reeds Rains charges a fee of £50.00 plus VAT per purchaser transaction for this service. This fee is payable in advance and must be received prior to the issuance of a Memorandum of Sale for the property being purchased.
A small part of the property is believed to have previously been used for commercial purposes, but it is assumed no planning permission had been granted, buyers are advised to seek legal advice to clarify any such matters.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)