



16 WESTERN AVENUE | NANTWICH | CHESHIRE | CW5 7AJ | OIRO £295,000



Occupying a highly convenient and family-focused position, this outstanding three-bedroom semi-detached home delivers an exceptional balance of modern comfort, everyday practicality and enchanting outdoor space. Ideally located within excellent primary and secondary school catchments and within easy walking distance of the town, the property is perfectly placed for families seeking both convenience and a welcoming residential setting.

The well-presented interiors provide a comfortable and versatile environment for contemporary living. Thoughtfully arranged and naturally inviting, the accommodation is ideally suited to family life, offering adaptable spaces for relaxed day-to-day living, entertaining and home working, complemented by three well-proportioned bedrooms.

Outside, the property is distinguished by its delightful cottage-style gardens to both the front and rear. Carefully planted and full of character, these attractive spaces create a charming first impression and offer a tranquil setting for outdoor relaxation, dining and family enjoyment throughout the seasons.

Practicality is equally well considered, with a garage, driveway and carport providing valuable off-road parking and excellent storage.

Combining an enviable walk-to-town location, sought-after school catchments, modern family-friendly accommodation and beautifully established gardens, this is a superb home in which convenience and character come together effortlessly.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich on Wellington Road and turn right just past Park Road onto Western Avenue and turn left. Continue where the property will be observed on the left hand side.
(The property is an easy walk away from the lake).

NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

CLOAKS WC





LIVING DINING ROOM





KITCHEN DINER





FIRST FLOOR LANDING

BEDROOM ONE





FAMILY BATHROOM



BEDROOM TWO



BEDROOM THREE





EPC RATING: C

COUNCIL TAX BAND: C

EXTERIOR

The property stands amidst a surprisingly generous garden presented in a charming cottage style richly stocked with shaped borders of mixed planting & fruit trees. The front garden is stunning in its ease of maintenance with clipped front hedging & planting including Lavender. An ample driveway provides superb off road parking to the front and side via entrance gates where there is a covered car port & single garage beyond.

Predominantly laid to lawn the rear garden is utterly delightful which also features a paved patio & has the benefit of not being directly overlooked at the rear.

DETACHED GARAGE / WORKSHOP





SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

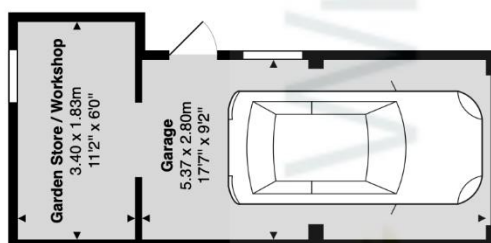
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



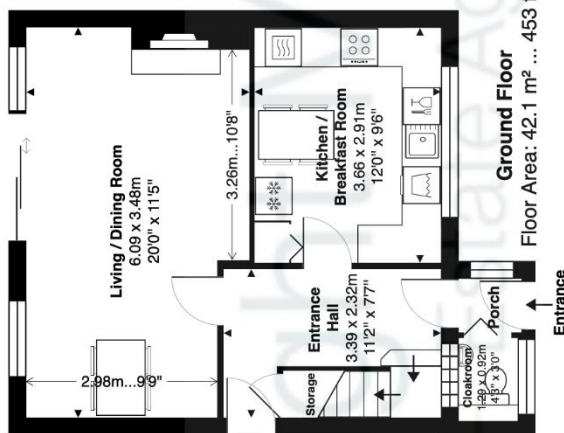


Greenhouse

Floor Area: 4.7 m² ... 51 ft²

Garage / Workshop

Floor Area: 21.6 m² ... 232 ft²



Ground Floor

Floor Area: 42.1 m² ... 453 ft²



First Floor

Floor Area: 39.3 m² ... 423 ft²

16 WESTERN AVENUE, NANTWICH, CHESHIRE, CW5 7AJ

All Building Parts Approximate Gross Internal Area: 107.7 m² ... 1159 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon EPC & Floorplan 2026. Copyright.