



2A THOMAS ROW, SPRING GARDENS | NANTWICH | CHESHIRE | CW5 5SH | GUIDE PRICE £242,500



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS



# 2A Thomas Row, Spring Gardens, Nantwich, Cheshire, CW5 5SH

An exceptionally rare opportunity to acquire a delightful chic and elegant two bedroom mews town house standing in a charming backwater in the town centre. Immaculately appointed throughout by the present vendor and boasting a rear courtyard, the property is perfect for discerning purchasers. Attractive walled entrance to the three mews properties.

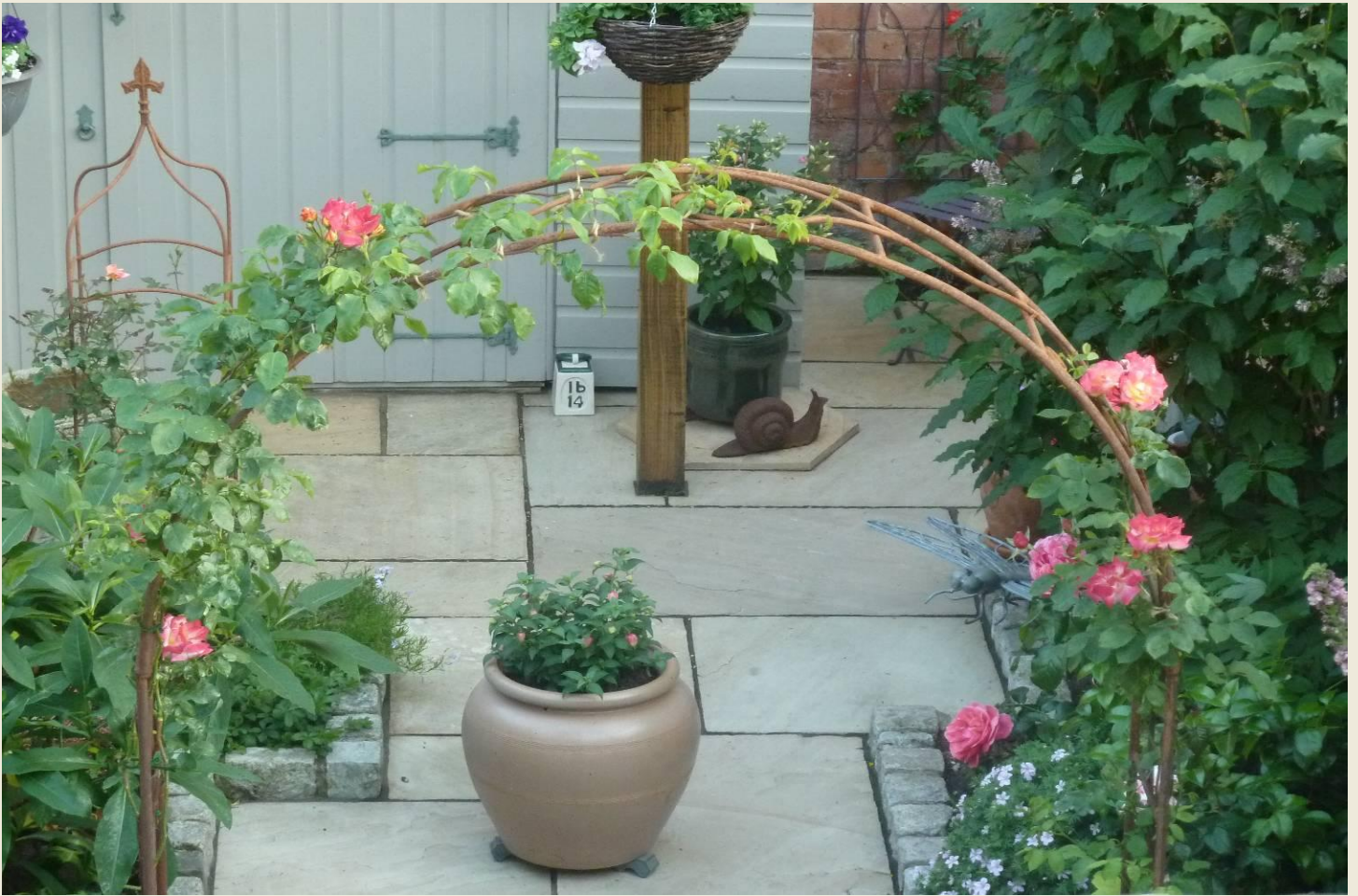
The stunning accommodation briefly comprises; Living room with highly attractive fireplace and magnificent 'Karndean' flooring, built in deep storage/cloaks cupboard, WC, wonderful Kitchen/Diner with pitched ceiling, roof light and direct courtyard access. First floor landing, spacious Bedroom One with fitted wardrobes and stunning bespoke handcrafted handles and additional built in wardrobe, Bedroom Two with built in wardrobe and separate cupboard housing the recently installed gas central heating boiler.

Double glazing throughout. Gas central heating.

Parking for two vehicles and a pretty cottage style courtyard garden.







#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and continue at the mini roundabout. Turn right into Spring Gardens and the property can be found on the left hand side.

#### NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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 1hr 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

With approximate dimensions comprises:-

#### LIVING ROOM

A quality entrance door leads to the beautifully appointed, immaculate and comfortable room featuring two ceiling light points, window to the front elevation, radiator, TV and telephone points, turned stairs rising to the first floor, delightful Karndean flooring highly attractive fireplace with gas fire and marble hearth. Built in deep cupboard with light point and shelving.











#### DOWNSTAIRS WC

Recently remodelled and fitted with a low level WC, wall mounted wash hand basin with tile splash back, ceiling light point, chrome ladder radiator, tiled floor, extractor fan.



#### KITCHEN DINER

Filled with an abundance of natural light and direct garden access. The kitchen itself is presented in a traditional style featuring particularly attractive wall, base and drawer units with stunning work surface and inset 1.5 bowl sink unit and mixer tap. Recessed ceiling spot lights, part tiled walls, chic door to the Living Room. Integrated four burner gas hob with extractor over, fridge/freezer, double electric oven/grill, dishwasher, washing machine. Karndean flooring continuing to the Dining Room. Opening to the delightful Dining Room with impressive pitched ceiling with Velux (electrically operated), ceiling light point, radiator, built in cupboard, TV point, door leading directly into the courtyard.









#### FIRST FLOOR LANDING

Ceiling light point, smoke detector, loft access.



#### BATHROOM

Immaculately appointed with panelled bath, glass screen and mains shower over, concealed cistern WC and wash hand basin upon vanity unit, recessed ceiling spotlights, part tiled walls, wall mounted mirror, radiator.







#### BEDROOM ONE

Elegantly appointed and generously proportioned with ceiling light point, window to the front elevation, radiator, TV and telephone points, range of attractive fitted wardrobes with stunning bespoke hand crafted handles, built in cupboard.



#### BEDROOM TWO

Ceiling light point, window to the rear with highly attractive outlook over the pretty courtyard garden, radiator.







#### EXTERIOR

The property is approached via attractive curved walls with stone capping. paved forecourt providing parking for the three exclusive properties, allowing for two parking spaces within the boundary. A pretty gravelled frontage behind low railings is a delightful low maintenance spot for potted plants.

The rear courtyard garden is utterly charming and presented in a pretty cottage style with paved seating area and various shrubs and plants. A timber gate providing bin access to the rear.

#### EPC RATING: C

#### COUNCIL TAX BAND: C

#### SERVICES

All mains services are connected (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

TBC including any service charges as applicable.

#### 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 9.00-3.30pm.

#### 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.

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#### 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!

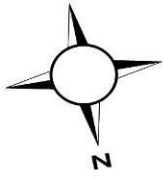
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we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

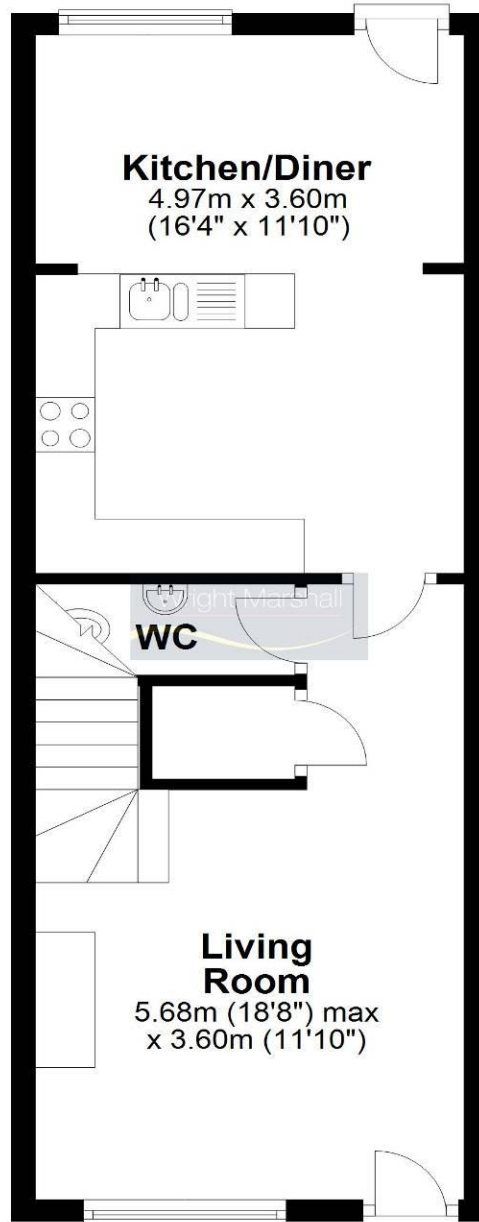






## Ground Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



## First Floor

Approx. 30.0 sq. metres (323.4 sq. feet)

