



25 PARKFIELD DRIVE | NANTWICH | CHESHIRE | CW5 7DB | OIRO £310,000



Boasting an abundance of natural light throughout, the excellent three-bedroom detached house stands in a highly desirable position within superb school catchments.

Presenting an excellent opportunity for those seeking a property with potential for modernisation, reconfiguration or indeed extension (STPP). The highly desirable location places you within easy reach of the vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities that enhance the community spirit of Nantwich. Families will appreciate the superb school catchments that surround this property, making it an ideal choice for those with children or those planning for the future.

The combination of a prime location and the opportunity to personalise the home to your taste makes this property a rare find in today's market.

Whether you are looking to invest in a family home or seeking a project to make your own, this house on Parkfield Drive is a promising prospect. Embrace the chance to create a living space that reflects your style in a town renowned for its charm and character. Don't miss out on this opportunity to secure a home in one of Cheshire's most sought-after areas.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and turn right at the mini roundabout onto Waterlode (passing Morrisons supermarket). At the next roundabout turn left onto Wellington Road continuing over the level crossing. Take the 3rd available left turn into Parkfield Drive where the property will be observed on the left hand side.

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. 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;

ENTRANCE HALL

LIVING DINING ROOM 25'6 x 12'4





KITCHEN 10'1 x 8'11

CLOAKS WC 5'1 x 3'6





FIRST FLOOR LANDING

BEDROOM ONE 14'9 x 13'11

BATHROOM 8'0 x 5'6





BEDROOM TWO 13'10 x 8'6

BEDROOM THREE 9'0 x 7'8



EXTERIOR

Situated in a particularly pleasant part of the town being within easy walking distance of all the facilities, schools & excellent transport links. Standing back from the road there is a good size front lawned garden with low wall & borders. A driveway provides ample off road parking with double opening timber gates opening to further driveway space and the single detached garage beyond with up & over door. The rear garden is delightful being mature with various shrubs, plants, trees & with a small wildlife pond. There is a patio area & pathway leading to a hard standing area ideal for a shed or greenhouse or indeed there is scope to create an additional patio area etc if required. Buyers have plenty of potential to create the garden of their dreams both for them and indeed any children or pets too.

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage services are either connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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

Presumed 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 & PLANS

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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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.

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

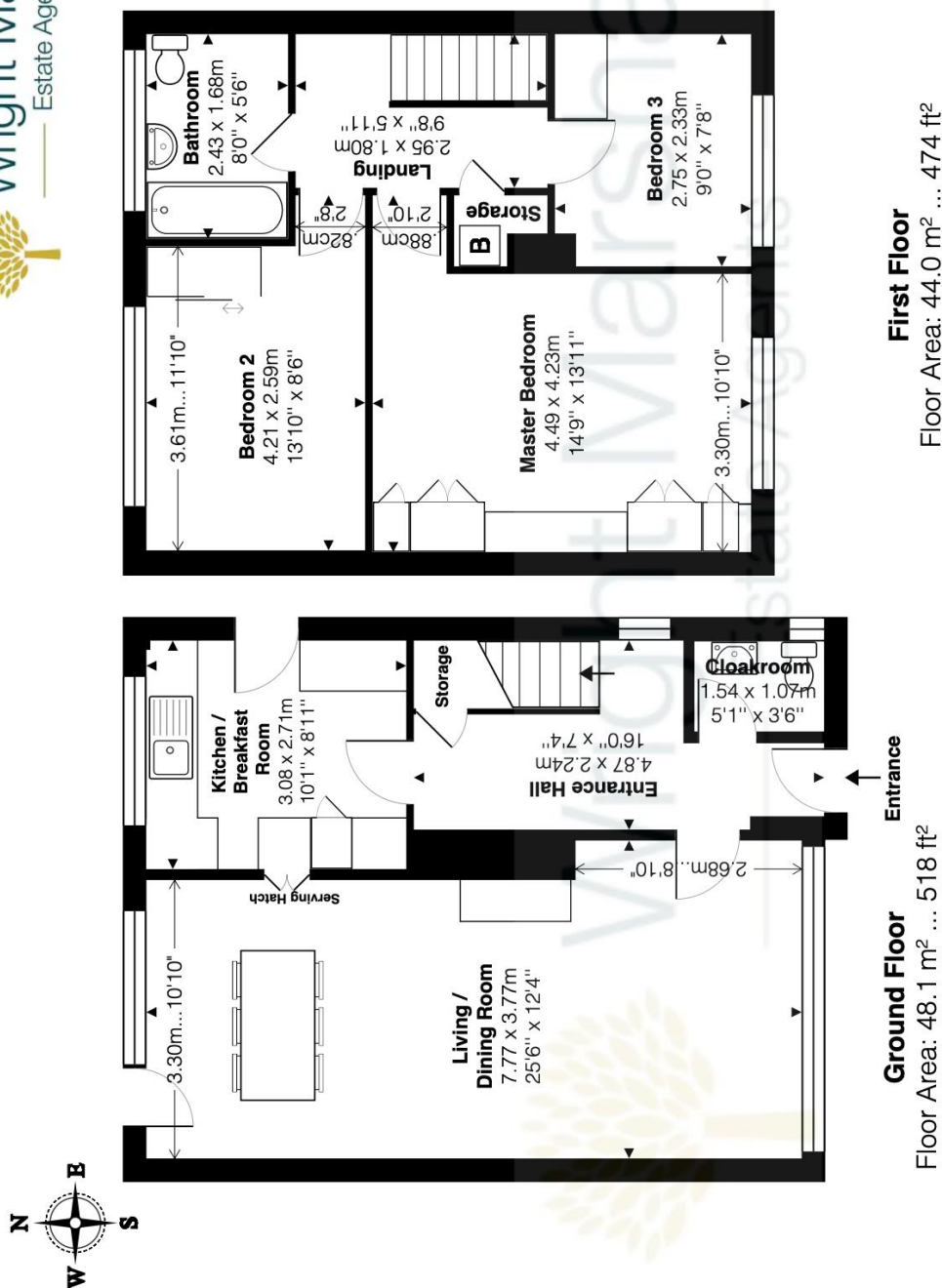
We can help you fund your new purchase with mortgage advice!

** 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.





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Approximate Gross Internal Area: 92.1 m² ... 991 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

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 Sanceuse from Green House EPC Ltd 2025. Copyright.