Wright Marshall
Estate Agents



47 HELLATH WEN | NANTWICH | CHESHIRE | CW5 7BB | OIRO £355,000







Occupying an established and well-regarded position within the popular town of Nantwich, this highly attractive three-bedroom detached residence presents an outstanding opportunity for purchasers to create a superb long-term family home. Scope is there for buyers to extend the existing accommodation if required and subject to any necessary consents.

The broad frontage makes an immediate impression with unusually generous off-road parking, a garage/workshop and an enclosed manageable rear garden, the property combines excellent practical credentials with exciting potential for personalisation and enhancement.

This valuable additional space is ideally suited to storage, hobbies, a home workshop or, subject to any necessary consents, potential future adaptation.
Internally, the home offers well-proportioned and versatile accommodation.
The principal living dining room is a notably generous space, whilst the fitted kitchen diner provides a practical working space. The three bedrooms and family bathroom provide comfortable first floor accommodation.

To the rear, the enclosed garden offers an excellent balance of lawn, patio and mature established borders.
Its manageable size makes it ideal for relaxed outdoor dining, family play or simply enjoying a private, green setting, while still providing ample scope for a purchaser to introduce their own landscaping vision.

Perfectly placed for Nantwich's wide range of shops, cafés, leisure facilities and transport links, the property also sits within sought-after local school catchments, adding further appeal for families.
This is an exciting opportunity to acquire a detached home with excellent foundations, generous outside space and the potential to become a truly exceptional forever home.

NO CHAIN





DIRECTIONS

From Nantwich take the A529 Wellington Road over the level crossing & proceed into Audlem road. Turn right into Park Road & take the first left turn into Newbold Way. Continue ahead into Hellath Wen bearing left, where the property will be observed on the right 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. 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.







THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL 14'9 x 5'10







LIVING DINING ROOM 23’6 x 10’10







KITCHEN DINER 14’10 x 8’5







FIRST FLOOR LANDING 6’6 x 6’5



FAMILY BATHROOM 6’9 x 6’6





BEDROOM ONE 12’10 x 10’3



BEDROOM THREE 9’8 x 6’7





BEDROOM TWO 10'5 x 10'3

EXTERIOR

Externally, the property enjoys a generous frontage with a paved & gravelled area and driveway providing ample off road parking. There is a charming rear garden with a pleasant paved patio / entertaining space and lawn with shaped borders filled with pretty plants including Dahlias

INTEGRAL SINGLE GARAGE 17'2 x 8'8

EPC RATING: D

COUNCIL TAX BAND: D



SERVICES

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

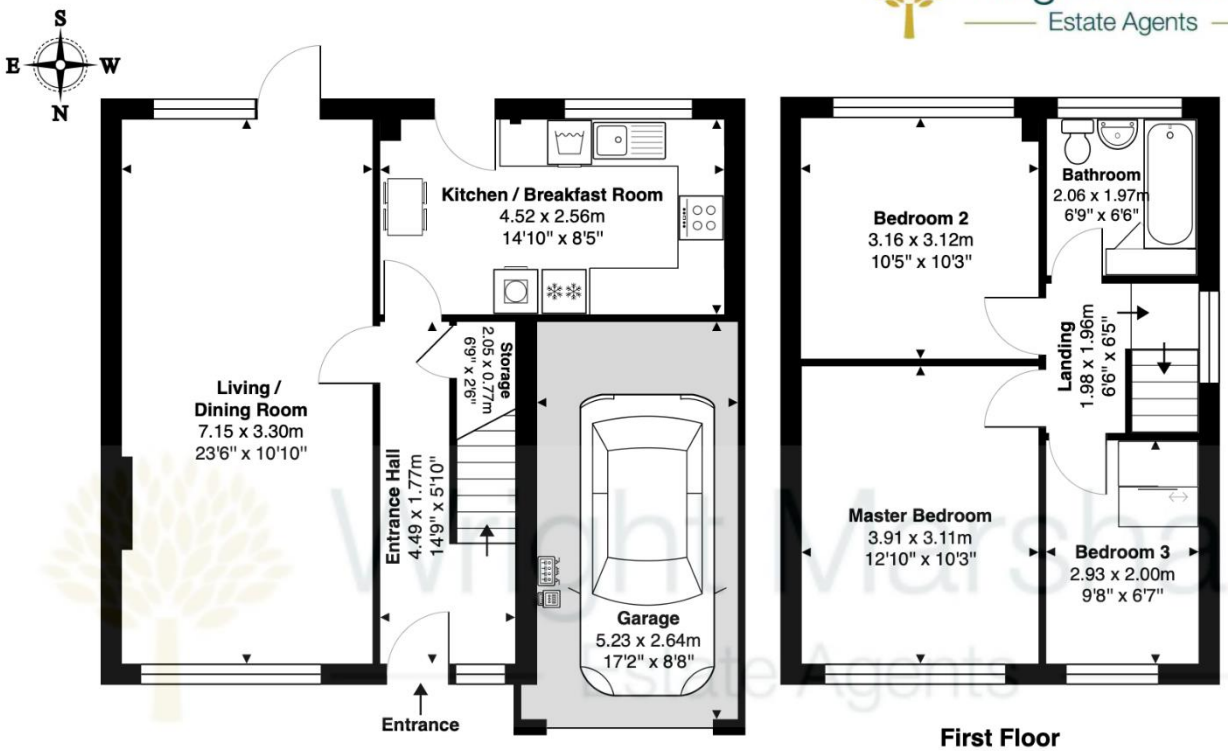
We can help you fund your new purchase with mortgage advice!

** 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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Ground Floor
Includes Garage
Floor Area: 59.6 m² ... 641 ft²

First Floor
Floor Area: 37.4 m² ... 403 ft²

47 HELLATH WEN, NANTWICH, CHESHIRE, CW5 7BB

Approximate Gross Internal Area: 97.0 m² ... 1044 ft² Includes Garage

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.

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