



9 HILLFIELD PLACE | NANTWICH | CHESHIRE | CW5 7BY | £140,000 - £150,000 PLUS



A charming two bedroom period town house requiring improvement throughout in order to create a fine & comfortable home in the heart of Nantwich.

With immense potential throughout the property offers an exciting opportunity for buyers to create their dream home in a highly convenient part of town being within walking distance of the local facilities including the railway station.

Ripe for a comprehensive scheme of updating the pretty home offers well proportioned accommodation over two floors & briefly comprises; Entrance Hall, Living Room (reception room one), Sitting Dining Room (reception room two), Kitchen. First Floor Landing, Bedroom One, Bedroom Two (double) and a spacious bathroom.

There is what could be an incredibly charming walled rear courtyard area with access beyond to the ample garden area which has extensive opportunity for the creation of a delightful oasis for buyers to make their own which offers a pretty leafy backdrop. On road parking is also available.

In all, this opportunity is becoming increasingly rare & we certainly recommend prompt viewing so as not to miss out.

FOR SALE BY INFORMAL TENDER ON FRIDAY 6TH FEBRUARY 2026 AT 12 NOON
(subject to conditions & prior sale)
GUIDE PRICE £140,000 - £150,000 PLUS

NO CHAIN





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and take the first exit at the roundabout over the level crossing into Wellington Road. Turn left into Hillfied Place where the property will be observed on the left hand side.

NEARBY WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

NANTWICH TOWN CENTRE

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.





INFORMAL TENDER

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Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office.

Tenders are to be submitted in writing by 12 noon on Friday 6th February 2026 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB. Please contact Louise on: louisechapman@wrightmarshall.co.uk / 01270 625410 if required.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL 13'11 x 3'3

SITTING ROOM (RECEPTION ONE - FRONT) 10'9 x 10'4

DINING / LIVING ROOM (RECEPTION ROOM TWO - REAR) 12'5 x 11'4





KITCHEN 12'4 x 7'5



FIRST FLOOR LANDING





FAMILY BATH & SHOWER ROOM 12'10 x 7'8





BEDROOM ONE (DOUBLE) 14'1 x 10'9



BEDROOM TWO (DOUBLE) 12'7 x 8'0





EXTERIOR

Small garden frontage. Rear walled courtyard with further garden area beyond ripe for cultivation & landscaping, which would make a superb garden oasis.

Outhouse/Store 4'2 x 3'7.

EPC RATING: D

COUNCIL TAX BAND: B

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.

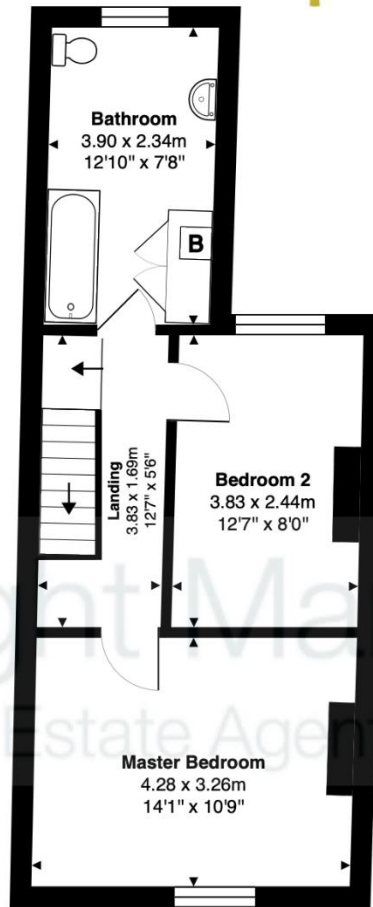




Wright Marshall
Estate Agents



Ground Floor
Floor Area: 40.0 m² ... 431 ft²



First Floor
Floor Area: 40.4 m² ... 435 ft²



Store
Floor Area: 1.4 m² ... 15 ft²

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Approximate Gross Internal Area: 79.8 m² ... 859 ft² Includes Store

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 Sancese from Green House EPC 2025. Copyright.

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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