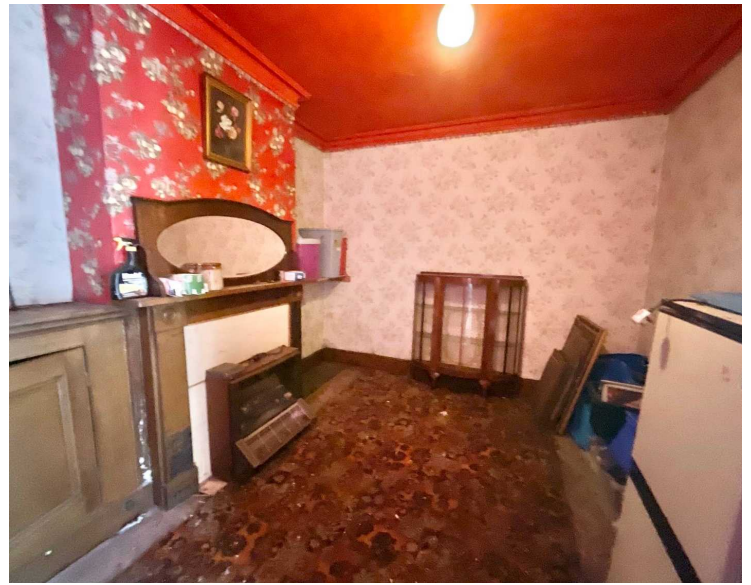


3 Hillfield Place, Nantwich

£125,000 Freehold



Requires a full programme of modernisation • Offered for sale chain free • Cash Buyers only • Within walking distance of Nantwich town centre • Within catchment of local schools



*****Guide Price £125,000 - £150,000*****

Take a step back in time with this character-packed 2-bedroom terraced house that's just waiting for someone to breathe new life into it. Nestled in a quiet neighbourhood, this property is a diamond in the rough, calling out for modernisation and a lot of TLC. Calling all cash buyers—this one's for you. With no chain hanging over your head, you'll have the freedom to transform this space into your dream home. Step inside to find two reception rooms that are brimming with potential, offering plenty of space for living and entertaining, plus a kitchen space and under stairs cupboard. The two bedrooms provide cosy retreats, while an additional storage room could easily be repurposed into a charming small box room or office space, plus bathroom space. Be prepared—this property needs a lot of work. A complete refurbishment is on the cards to make this house truly shine. In its current state, it's fair to say that it's uninhabitable, but with the right vision and elbow grease, the possibilities are endless. The overgrown garden is a wild paradise waiting to be tamed, offering ample space for outdoor activities or even a tranquil retreat in the midst of nature. Don't be fooled by the state of disrepair—this property is a blank canvas just waiting for its new owner to make their mark.

Agents Remarks

This property is being marketed by informal tender with sealed bids to be received by **12.00 Friday 18th October**. Applicants may also be interested in 1 Hillfield Place, also being offered for sale by informal tender with sealed bids to be received by **12.00 Friday 18th October**.

Location

Nantwich is a historic market town located in the county of Cheshire, England. It lies on the banks of the River Weaver and is approximately 5 miles south-west of the larger town of Crewe. Nantwich has a rich history that dates back to Roman times, and it is known for its well-preserved medieval architecture and charming streets.

One of the most prominent features of Nantwich is its black and white timber-framed buildings, which give the town a distinctive character. The town centre is filled with historic structures, including the Nantwich Town Walls, St. Mary's Church, and the Queen's Aid House. The Nantwich Museum, located in a restored Georgian townhouse, offers visitors an opportunity to explore the town's history and heritage.

Nantwich is also famous for its annual food and drink festival, which takes place in September and attracts thousands of visitors. The festival showcases a variety of local and regional produce, including Cheshire cheese, pies, and real ale. Additionally, the town holds a traditional market on Tuesdays and Saturdays, where locals and tourists can browse a range of goods, from fresh produce to antiques.

The River Weaver, which runs through Nantwich, provides opportunities for leisurely walks along the waterfront and offers a picturesque setting for boat trips. The town is surrounded by beautiful Cheshire countryside, with plenty of scenic trails and paths for outdoor enthusiasts to explore.



Guide Price £125,000 - £150,000 Character-packed 2-bed terraced house in need of modernisation in Nantwich, Cheshire. Offering potential with 2 reception rooms, kitchen space, garden, and historic charm. Ideal for cash buyers looking to create their dream home. Council Tax band: B

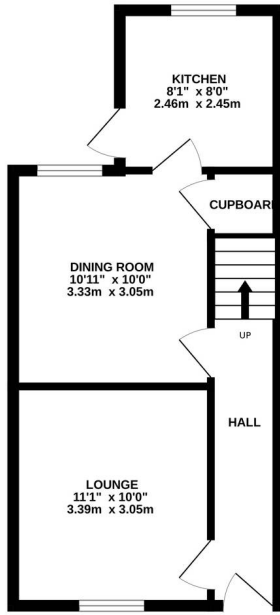
Tenure: Freehold

EPC Energy Efficiency Rating: G

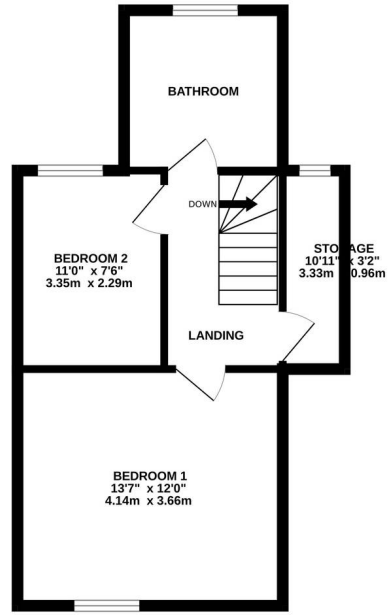
EPC Environmental Impact Rating:



GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.

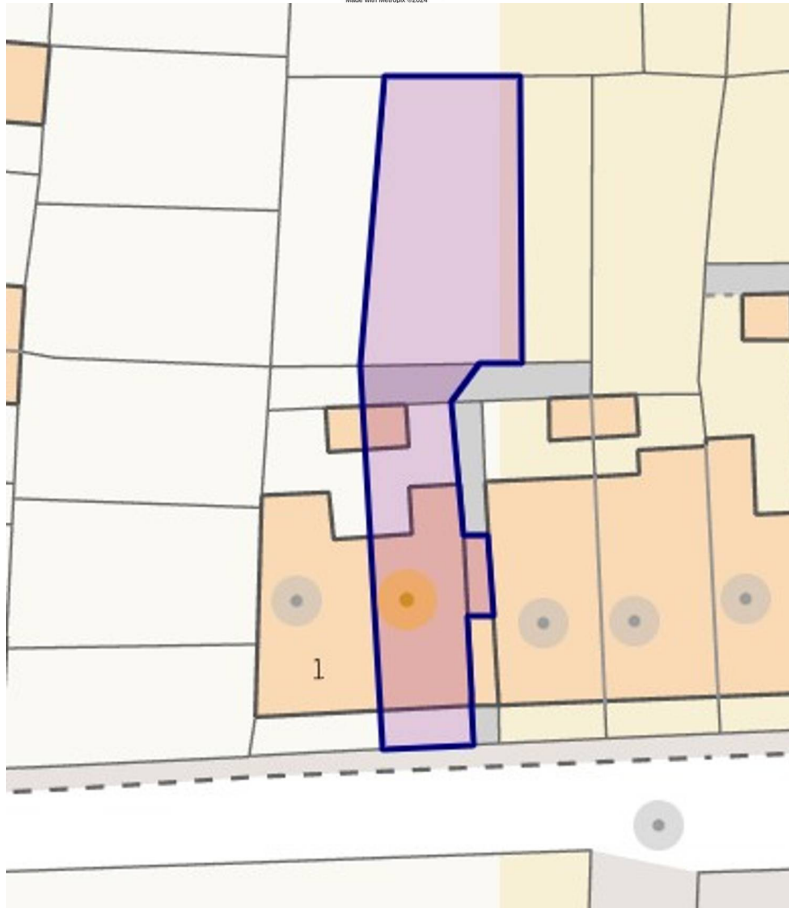


1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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