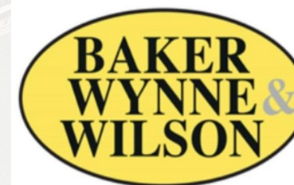




16 Hellath Wen, Nantwich, Cheshire, CW5 7BB

Guide Price £357,000



*In association with*





A modern 1970's three bedroom detached house which presently extends to 110m<sup>2</sup> or 1186 ft<sup>2</sup> to include the garage.

Standing on a popular established residential development, within close walking distance of both primary and secondary schools as well as the town centre and open rural walks around Shrewbridge Lake.

Potential to extend the existing layout subject to any necessary consents. Occupying an excellent larger than average secluded garden plot with a west facing rear patio garden.

No forward chain

**DIRECTIONS TO CW5 7BD**

What3words///

starred.worldwide.intelligible

Proceed out of Nantwich along Wellington Road and over the railway crossing. Turn right onto Park Road and left onto Newbold Way. Continue onto Hellath Wen bearing right and the property is located on your right-hand side.



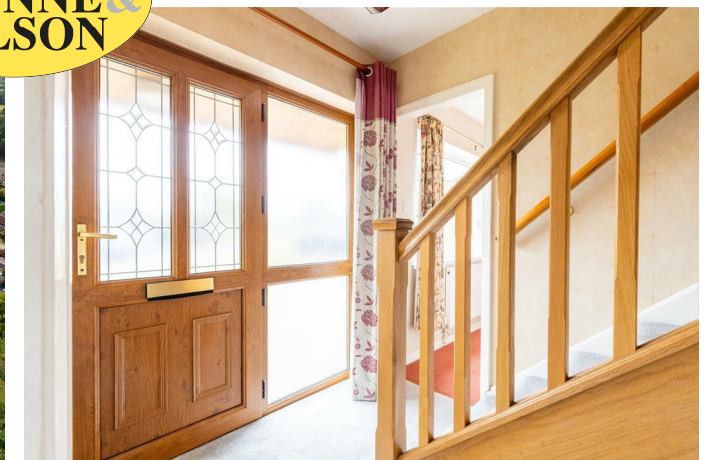
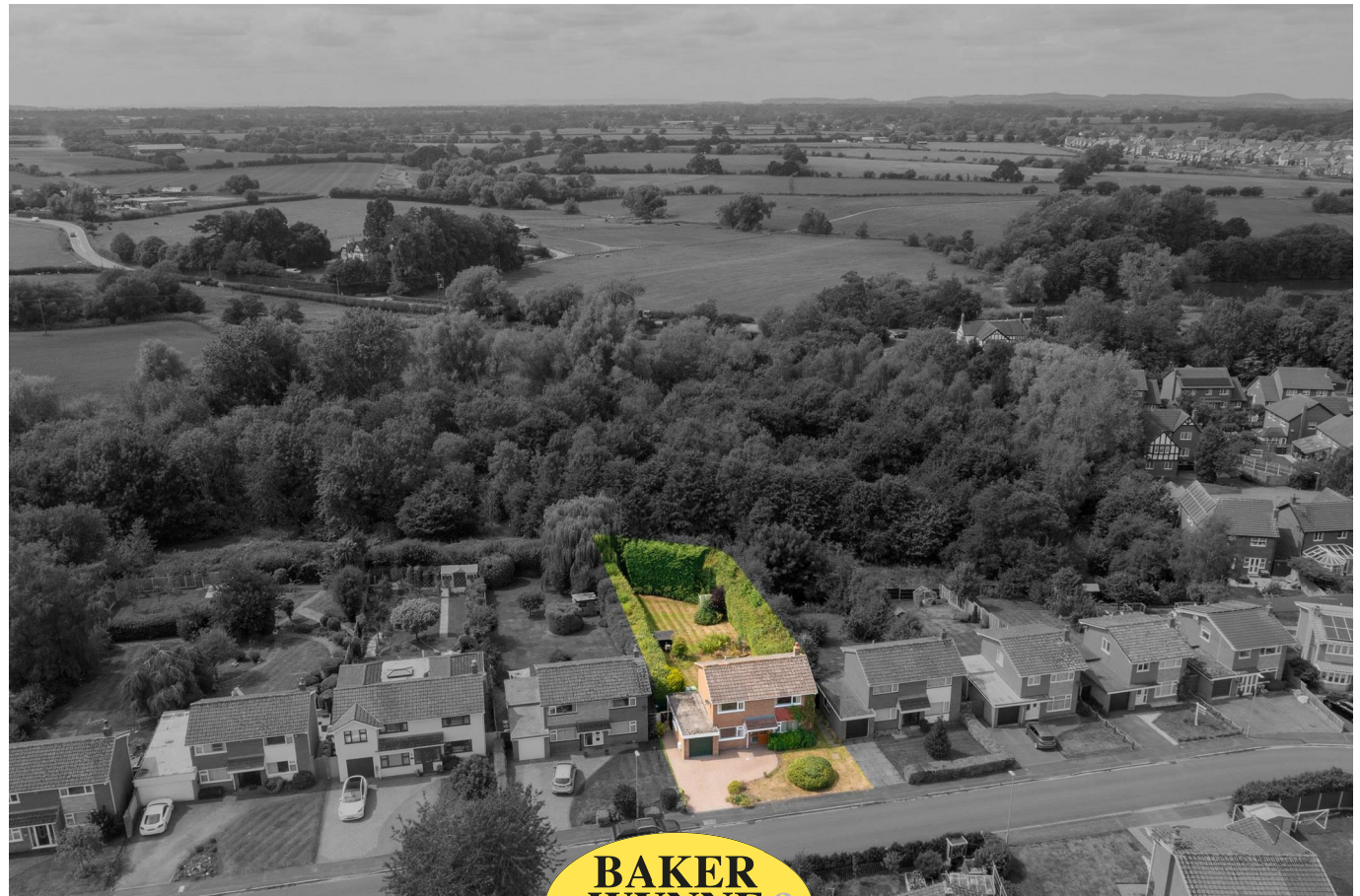


## GENERAL REMARKS

Comment by Mark Johnson FRICS at  
Baker Wynne and Wilson

A desirable detached residence  
situated in a sought after crescent/cul  
de sac development location nearby to  
Nantwich town centre and Nantwich  
Lake affording well presented and  
appointed accommodation  
throughout. Viewing highly  
recommended

BUYER'S WAITING TO HEAR ABOUT  
YOUR HOME. If you like these details  
why not request an appraisal with a  
local expert Mark Johnson. FRICS.  
Mark will consider the elements that  
make your home desirable and  
maximise its value by accentuating  
these in your listing. The sale process  
begins with a free market appraisal of  
your property.





## OUT AND ABOUT

Why Nantwich? Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live.

**Historic Heartbeat** - Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy. –

**Cultural Heritage**: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction.

**Thriving Lifestyle** - Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't

miss the monthly farmers' market for local produce.

**Unique Leisure**: Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal.

**Highly Rated Education**: Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence.

**Festivals & Community Spirit** - Savour gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. –

**Year Round Vibrancy**: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.

## APPROXIMATE DISTANCES

Connectivity & Convenience

Effortless Commuting: Just 5 miles

[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)





from Crewe Station (20- minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45- minute drive

#### THE TOUR

The accommodation briefly comprises: -

#### GROUND FLOOR

##### HALL

10'6" x 5'11"

uPVC double glazed door and side panel, oak staircase, radiator, Hive thermostat

##### KITCHEN

15'5" x 6'11"

Modern fitted units to two elevations providing extensive worktop surfaces with an acrylic sink unit, base cupboards, display cabinetry, glass shelving, wall cupboards and appliance spaces, two uPVC double glazed windows, radiator.

##### LIVING ROOM

17'11" x 11'6"

Composite Adam style fireplace and hearth with living flame coal effect gas fire, uPVC double glazed window, uPVC double glazed patio doors. Radiator.

##### DINING ROOM

10'7" x 9'1"

Radiator

##### REAR HALL

uPVC double glazed window.

##### DOWNSTAIRS W/C

Low level WC, electric panel heater

##### FIRST FLOOR

##### LANDING

Airing cupboard with Worcester gas fired boiler and shelving. Access to loft.

##### SEPARATE W/C

Close coupled WC, electric panel heater

##### SHOWER ROOM

Double screen enclosed cubicle with Triton electric shower,



**BAKER  
WYNNE &  
WILSON**



pedestal wash hand basin, tiled walls and floor, radiator, built-in storage cupboards

**BEDROOM NO. 1** (front right)

Radiator, full width mirrored fronted wardrobes

**BEDROOM NO. 2** (front left)

12'2" x 9'3"

Radiator, built-in wardrobe recess

**BEDROOM NO. 3** (rear)

11'8" x 7'10"

Radiator.

**EXTERNALLY**

(see attached plan)

Brick paved driveway with front lawn and borders.

Attached single garage (18'3" x 8'10" maximum) – roller door (electric), Plumbing for washing machine, Shelving. UPVC double glazed window.

Standing on an excellent larger than average garden plot with a south westerley facing rear garden and open aspect.

Full width terraced rear patio, roller sun canopy, expansive sloping lawned

gardens with mature trees and shrubs, high natural mature screened boundaries, cold water tap, side entrance gate

**SERVICES**

Mains water, gas, electricity and drainage.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

**TENURE**

Land Registry title number: CH158131 (freehold).

**CONSTRUCTION**

Modern facing brick under a main tile covered roof.

**COUNCIL TAX**

Band D.

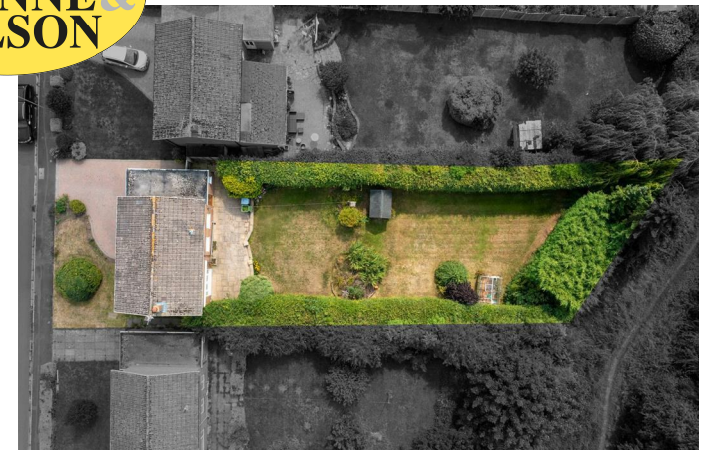
**VIEWING**

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214



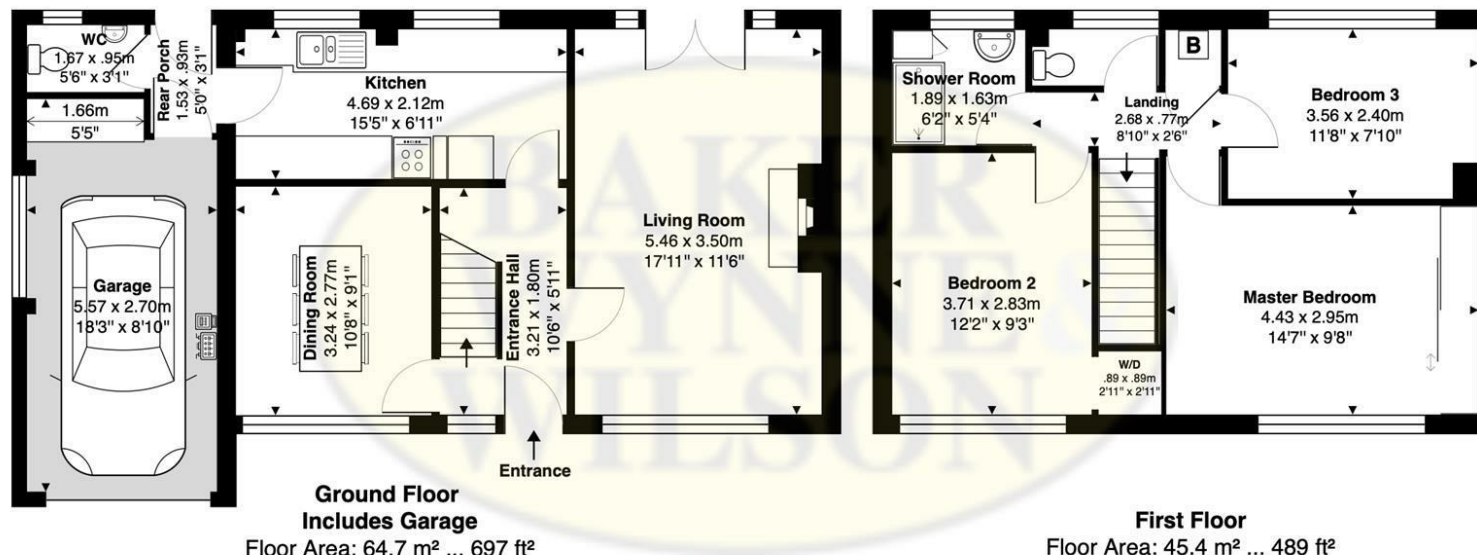
**BAKER  
WYNNE &  
WILSON**











### 16 HELLATH WEN, NANTWICH, CHESHIRE, CW5 7BB

Approximate Gross Internal Area: 110.2 m<sup>2</sup> ... 1186 ft<sup>2</sup> Includes Garage

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property